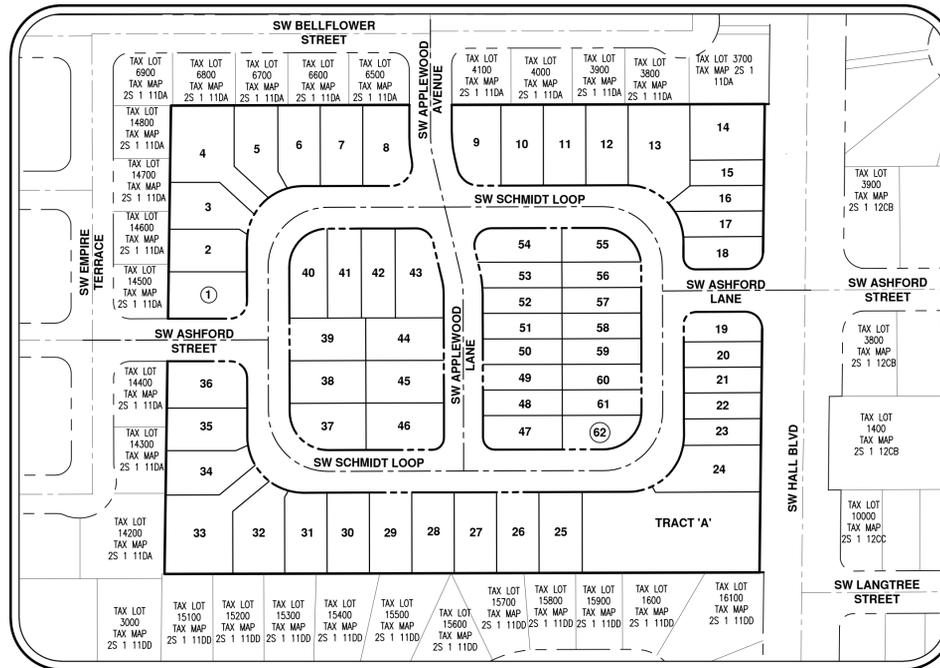


# HERITAGE CROSSING

## SUBDIVISION APPLICATION



**VICINITY MAP**  
NOT TO SCALE



**SITE MAP**  
1"=100'

**APPLICANT**

VENTURE PROPERTIES, INC.  
CONTACT: KELLY RITZ  
4230 GALEWOOD ST., SUITE 100  
LAKE OSWEGO, OR 97035  
PH: 503-387-7600

**PLANNING/ENGINEERING/SURVEYING/  
NATURAL RESOURCE/LANDSCAPE ARCHITECT FIRM**

AKS ENGINEERING & FORESTRY, LLC  
CONTACT: MIMI DOUKAS, AICP, RLA  
12965 SW HERMAN ROAD, SUITE 100  
TUALATIN, OR 97062  
PH: 503-563-6151  
FAX: 503-563-6152

**LEGEND**

	EXISTING	PROPOSED		EXISTING	PROPOSED
DECIDUOUS TREE			STORM SEWER CLEAN OUT		
CONIFEROUS TREE			STORM SEWER CATCH BASIN		
FIRE HYDRANT			STORM SEWER AREA DRAIN		
WATER BLOWOFF			STORM SEWER MANHOLE		
WATER METER			GAS METER		
WATER VALVE			GAS VALVE		
DOUBLE CHECK VALVE			GUY WIRE ANCHOR		
AIR RELEASE VALVE			POWER POLE		
SANITARY SEWER CLEAN OUT			POWER VAULT		
SANITARY SEWER MANHOLE			POWER JUNCTION BOX		
SIGN			POWER PEDESTAL		
STREET LIGHT			COMMUNICATIONS VAULT		
MAILBOX			COMMUNICATIONS JUNCTION BOX		
			COMMUNICATIONS RISER		
RIGHT-OF-WAY LINE					
BOUNDARY LINE					
PROPERTY LINE					
CENTERLINE					
DITCH					
CURB					
EDGE OF PAVEMENT					
EASEMENT					
FENCE LINE					
GRAVEL EDGE					
POWER LINE					
OVERHEAD WIRE					
COMMUNICATIONS LINE					
FIBER OPTIC LINE					
GAS LINE					
STORM SEWER LINE					
SANITARY SEWER LINE					
WATER LINE					

**SHEET INDEX**

- P01 - COVER SHEET WITH VICINITY AND SITE MAP
- P02 - EXISTING CONDITIONS PLAN
- P03 - PRELIMINARY SUBDIVISION PLAT
- P04 - PRELIMINARY BUILDING SETBACKS PLAN
- P05 - PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
- P06 - PRELIMINARY DEMOLITION PLAN
- P07 - PRELIMINARY GRADING AND EROSION CONTROL PLAN
- P08 - PRELIMINARY STREET PLAN
- P09 - PRELIMINARY STREET PROFILES
- P10 - PRELIMINARY STREET CROSS-SECTIONS
- P11 - PRELIMINARY COMPOSITE UTILITY PLAN
- P12 - CONCEPTUAL FUTURE STREET CONNECTIVITY PLAN
- P13 - PRELIMINARY SITE TREE CANOPY PLAN
- P14 - PRELIMINARY SITE TREE CANOPY TABLE

**PROJECT LOCATION:**

15435 SW HALL BOULEVARD  
TIGARD, OR 97224

**PROPERTY DESCRIPTION:**

TAX LOT 400 (WASHINGTON COUNTY TAX MAP 2S 1 11DA) LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST QUARTER SECTION 11, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON

**EXISTING LAND USE:**

EXISTING RESIDENTIAL HOME, ASSOCIATED BUILDINGS AND AGRICULTURAL FIELD

**PROJECT PURPOSE:**

SINGLE FAMILY DETACHED RESIDENTIAL 62 LOT SUBDIVISION

**DATUM:**

ELEVATIONS ARE BASED ON WASHINGTON COUNTY BENCHMARK NO. 178 AT THE CENTERLINE-CENTERLINE INTERSECTION OF SW HALL BOULEVARD AND SW DURHAM ROAD WITH A NGVD 29 ELEVATION OF 179.155 FEET.



**HERITAGE CROSSING SUBDIVISION**  
**TIGARD**  
WASHINGTON COUNTY ASSESSOR'S MAP 2S 1 11DA

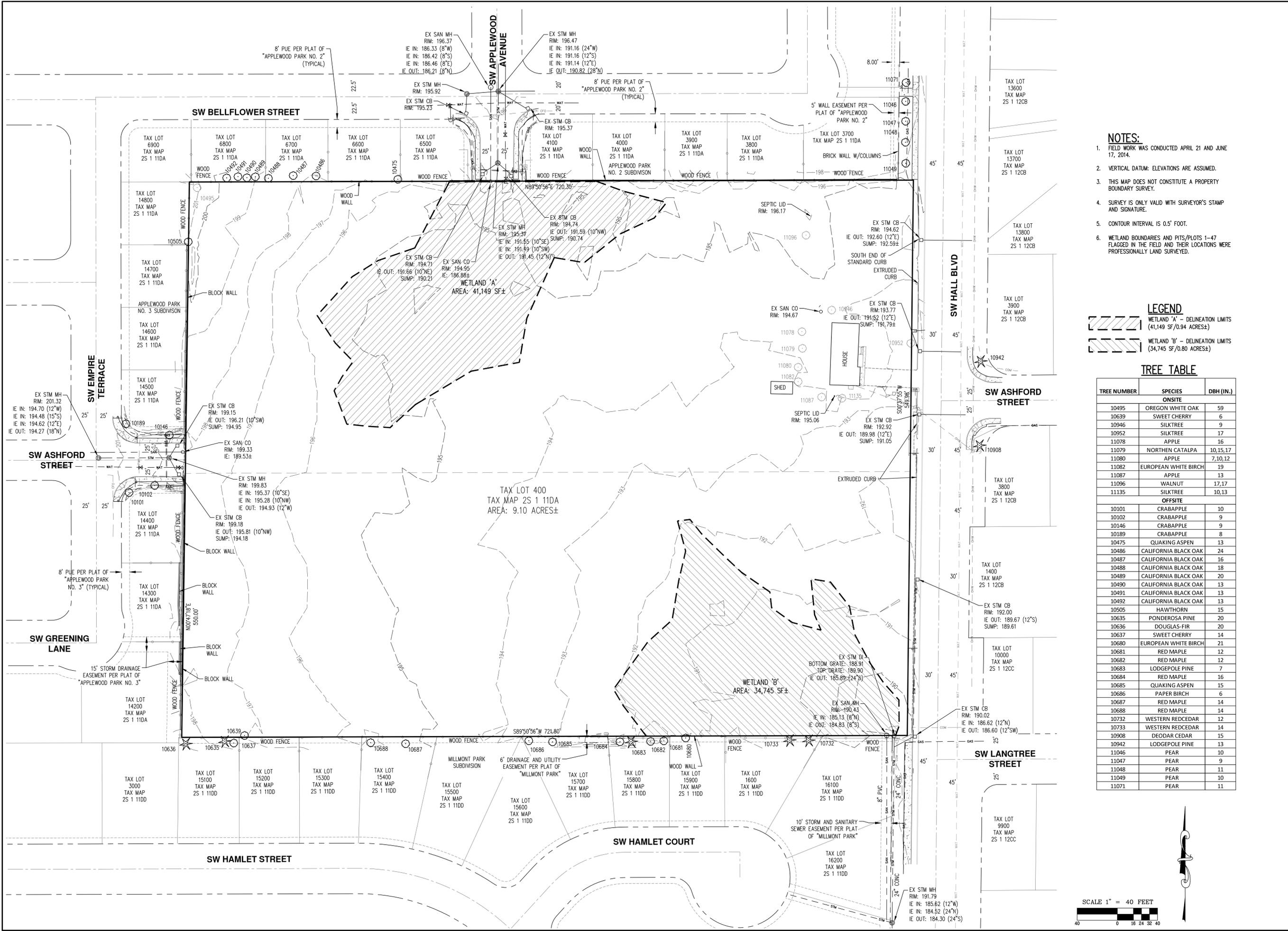
**COVER SHEET WITH VICINITY AND SITE MAP**

DESIGNED BY: DS  
DRAWN BY: DS  
CHECKED BY: PAS  
SCALE: AS NOTED  
DATE: 09-28-2015



REVISIONS

JOB NUMBER  
**3876**  
SHEET  
**P01**

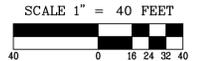


- NOTES:**
- FIELD WORK WAS CONDUCTED APRIL 21 AND JUNE 17, 2014.
  - VERTICAL DATUM: ELEVATIONS ARE ASSUMED.
  - THIS MAP DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.
  - SURVEY IS ONLY VALID WITH SURVEYOR'S STAMP AND SIGNATURE.
  - CONTOUR INTERVAL IS 0.5' FOOT.
  - WETLAND BOUNDARIES AND PITS/PLOTS 1-47 FLAGGED IN THE FIELD AND THEIR LOCATIONS WERE PROFESSIONALLY LAND SURVEYED.

- LEGEND**
- WETLAND 'A' - DELINEATION LIMITS (41,149 SF/0.94 ACRES)
  - WETLAND 'B' - DELINEATION LIMITS (34,745 SF/0.80 ACRES)

**TREE TABLE**

TREE NUMBER	SPECIES	DBH (IN.)
<b>ONSITE</b>		
10495	OREGON WHITE OAK	59
10639	SWEET CHERRY	6
10946	SILKTREE	9
10952	SILKTREE	17
11078	APPLE	16
11079	NORTHERN CATALPA	10,15,17
11080	APPLE	7,10,12
11082	EUROPEAN WHITE BIRCH	19
11087	APPLE	13
11096	WALNUT	17,17
11135	SILKTREE	10,13
<b>OFFSITE</b>		
10101	CRABAPPLE	10
10102	CRABAPPLE	9
10146	CRABAPPLE	9
10189	CRABAPPLE	8
10475	QUAKING ASPEN	13
10486	CALIFORNIA BLACK OAK	24
10487	CALIFORNIA BLACK OAK	16
10488	CALIFORNIA BLACK OAK	18
10489	CALIFORNIA BLACK OAK	20
10490	CALIFORNIA BLACK OAK	13
10491	CALIFORNIA BLACK OAK	13
10492	CALIFORNIA BLACK OAK	13
10505	HAWTHORN	15
10635	PONDEROSA PINE	20
10636	DOUGLAS-FIR	20
10637	SWEET CHERRY	14
10680	EUROPEAN WHITE BIRCH	21
10681	RED MAPLE	12
10682	RED MAPLE	12
10683	LODGEPOLE PINE	7
10684	RED MAPLE	16
10685	QUAKING ASPEN	15
10686	PAPER BIRCH	6
10687	RED MAPLE	14
10688	RED MAPLE	14
10732	WESTERN REDCEDAR	12
10733	WESTERN REDCEDAR	14
10908	DEODAR CEDAR	15
10942	LODGEPOLE PINE	13
11046	PEAR	10
11047	PEAR	9
11048	PEAR	11
11049	PEAR	10
11071	PEAR	11



SW APPLEWOOD AVENUE - LANE

CURVE/TANGENT	STATION	RADIUS	LENGTH	DELTA	CHORD	TANGENT/CHORD BEARING
T1	10+00.00		38.28'			S00°05'35"E
C1	10+38.28	100.00'	23.32'	13°21'41"	23.27'	S06°46'25.43"E
T2	10+61.60		141.72'			S13°27'16"E
C2	12+03.33	100.00'	23.22'	13°18'12"	23.17'	S06°48'09.93"E
T3	12+26.55		207.67'			S00°09'04"E

SW SCHMIDT LOOP

CURVE/TANGENT	STATION	RADIUS	LENGTH	DELTA	CHORD	TANGENT/CHORD BEARING
T4	10+00.00		186.44'			N89°50'56"E
C3	11+86.44	70.00'	109.96'	90°00'00"	98.99'	S45°09'04.00"E
T5	12+96.39		170.00'			S00°09'04"E
C4	14+66.39	70.00'	109.96'	90°00'00"	98.99'	S44°50'56.00"W
T6	15+76.35		325.00'			S89°50'56"W
C5	19+01.35	70.00'	109.96'	90°00'00"	98.99'	N45°09'04.00"W
T7	20+11.30		170.00'			N00°09'04"W
C6	21+81.30	70.00'	109.96'	90°00'00"	98.99'	N44°50'56.00"E
T8	22+91.26		138.56'			N89°50'56"E

SW ASHFORD STREET

CURVE/TANGENT	STATION	RADIUS	LENGTH	DELTA	CHORD	TANGENT/CHORD BEARING
T9	10+00.00		118.58'			N89°54'25"E

SW ASHFORD LANE

CURVE/TANGENT	STATION	RADIUS	LENGTH	DELTA	CHORD	TANGENT/CHORD BEARING
T10	14+00.00		168.24'			N89°39'48"E

CURVE TABLE

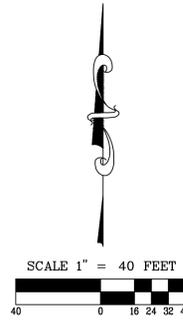
CURVE	RADIUS	DELTA	LENGTH	CHORD
C7	125.00'	12°13'29"	26.67'	S6°12'20"E 26.62'
C8	25.00'	101°37'15"	44.34'	S38°29'23"W 38.75'
C9	66.00'	15°46'36"	18.17'	S81°57'38"W 18.12'
C10	66.00'	21°50'05"	25.15'	S63°09'18"W 25.00'
C11	66.00'	22°16'57"	25.67'	S41°05'46"W 25.51'
C12	66.00'	21°50'05"	25.15'	S19°02'15"W 25.00'
C13	20.00'	90°03'29"	31.44'	S44°52'40"W 28.30'
C14	20.00'	89°56'31"	31.40'	S45°07'20"E 28.27'
C15	66.00'	8°51'00"	10.19'	S4°34'34"E 10.18'
C16	66.00'	21°50'05"	25.15'	S19°55'06"E 25.00'
C17	66.00'	21°51'16"	25.17'	S41°45'47"E 25.02'
C18	66.00'	21°50'05"	25.15'	S63°36'28"E 25.00'
C19	66.00'	15°37'33"	18.00'	S82°20'17"E 17.94'
C20	66.00'	25°22'13"	29.22'	N77°09'50"E 28.99'
C21	66.00'	54°31'15"	62.80'	N37°13'05"E 60.46'
C22	66.00'	10°06'32"	11.64'	N4°54'12"E 11.63'
C23	14.00'	89°48'46"	21.95'	N44°45'19"E 19.77'
C24	20.00'	90°58'13"	31.75'	S44°51'14"E 28.52'
C25	20.00'	76°41'48"	26.77'	S51°48'10"E 24.82'
C26	45.00'	90°00'00"	70.69'	N44°50'56"E 63.64'

CURVE TABLE

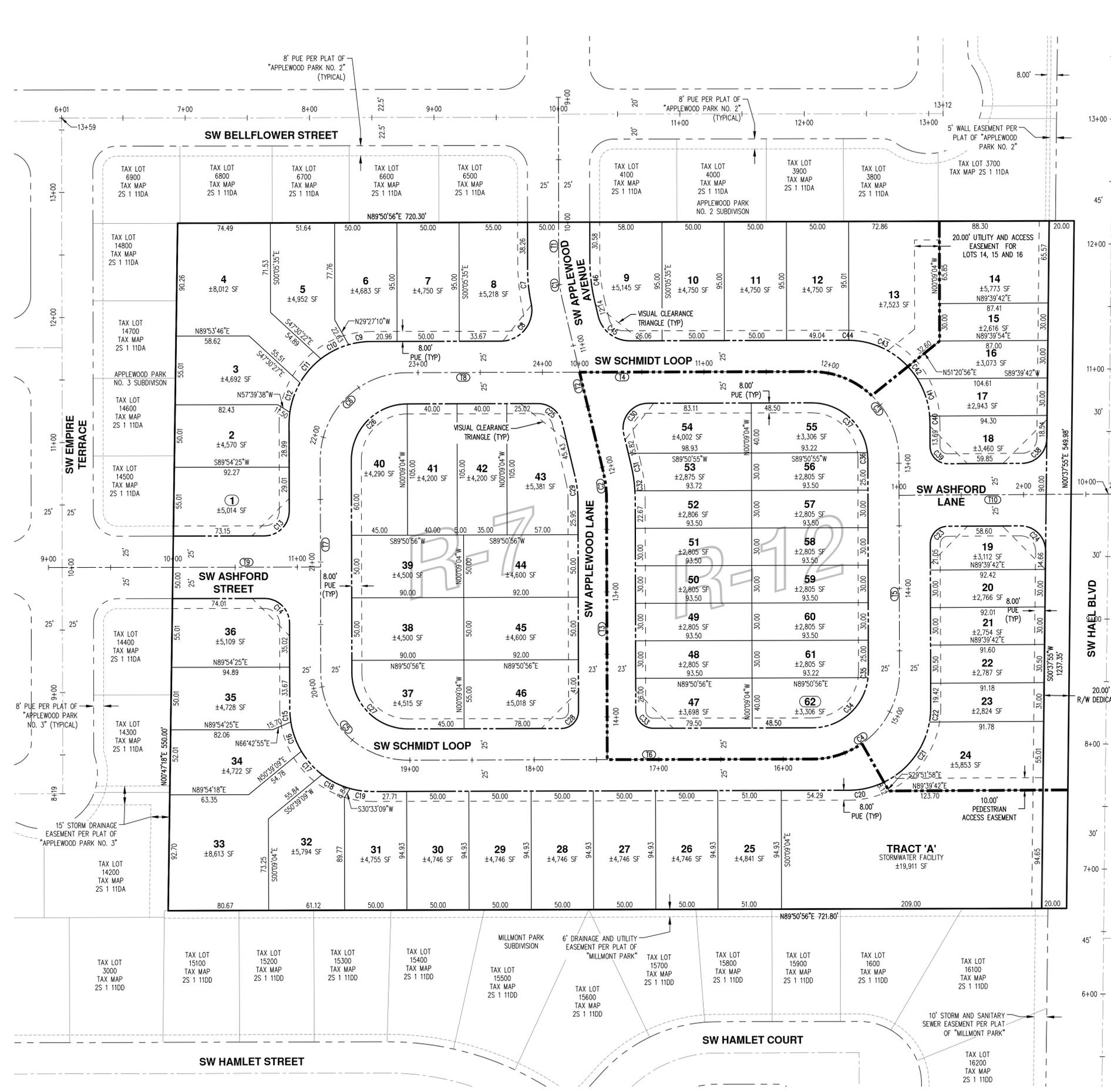
CURVE	RADIUS	DELTA	LENGTH	CHORD
C27	45.00'	90°00'00"	70.69'	N45°09'04"W 63.64'
C28	14.00'	90°00'00"	21.99'	S44°50'56"W 19.80'
C29	77.00'	14°35'23"	19.61'	S6°12'12"E 19.55'
C30	20.00'	103°18'12"	36.06'	S38°11'50"W 31.37'
C31	123.00'	9°53'18"	21.23'	S8°30'37"E 21.20'
C32	123.00'	9°53'18"	21.23'	S8°30'37"E 21.20'
C33	14.00'	90°00'00"	21.99'	S45°09'04"E 19.80'
C34	45.00'	83°37'14"	65.68'	N48°02'19"E 60.00'
C35	45.00'	6°22'46"	5.01'	N3°02'19"E 5.01'
C36	45.00'	6°22'49"	5.01'	N3°20'25"W 5.01'
C37	45.00'	83°37'11"	65.67'	N48°20'29"W 60.00'
C38	20.00'	89°05'35"	31.10'	N45°10'42"E 28.06'
C39	14.00'	90°11'14"	22.04'	S45°14'41"E 19.83'
C40	66.00'	4°26'57"	5.12'	N2°22'32"W 5.12'
C41	66.00'	27°40'00"	31.87'	N18°26'01"W 31.56'
C42	66.00'	10°42'09"	12.33'	N37°37'05"W 12.31'
C43	66.00'	46°20'39"	53.38'	N66°08'29"W 51.94'
C44	66.00'	0°50'15"	0.96'	N89°43'56"W 0.96'
C45	26.00'	76°41'48"	34.80'	S51°48'10"E 32.26'
C46	141.00'	13°21'41"	32.88'	S6°46'25"E 32.81'

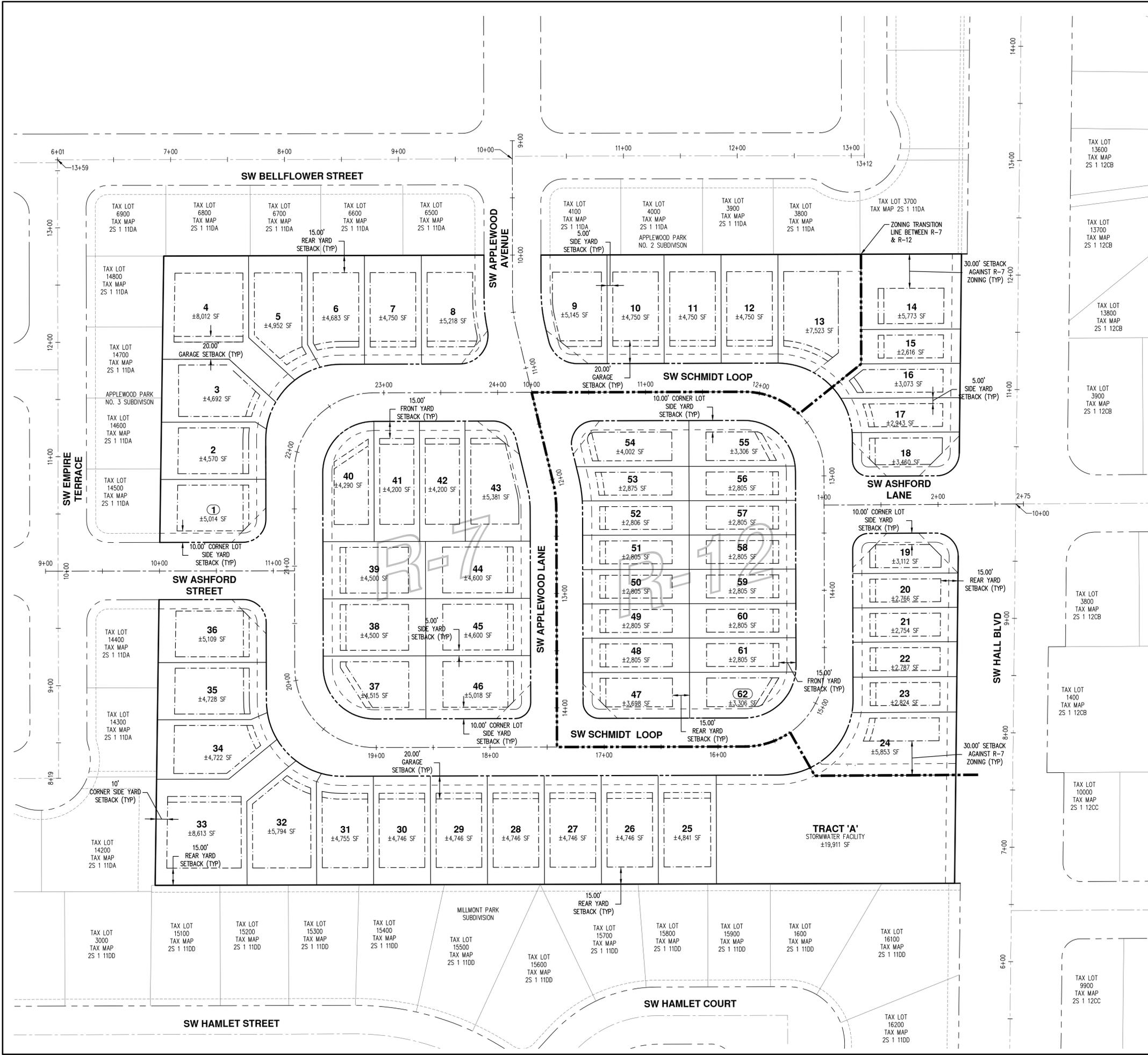
**DENSITY CALCULATIONS**

<b>R-7 ZONE</b>	GROSS SITE AREA:	263,667 SF (6.05 AC)
	PUBLIC R.O.W. DEDICATION:	66,855 SF (1.53 AC)
	NET DEVELOPABLE AREA:	196,812 SF (4.52 AC)
	TRACT 'A' AREA:	19,911 SF (0.43 AC)
	MINIMUM LOT AREA:	4,000 SF
	MINIMUM AVERAGE LOT AREA:	5,000 SF
	MAXIMUM LOT DENSITY:	(196,812/5,000) = 39.36 = 39 LOTS
	MINIMUM LOT DENSITY:	39 LOTS(80%) = 31.2 = 31 LOTS
	PROPOSED LOT DENSITY:	35 LOTS
	PROPOSED AVERAGE LOT AREA:	(176,901 SF/35 LOTS) = 5,054 SF
	PROPOSED MINIMUM LOT AREA:	4,200 SF
<b>R-12 ZONE</b>	GROSS SITE AREA:	132,856 SF (3.05 AC)
	PUBLIC R.O.W. DEDICATION:	46,717 SF (1.07 AC)
	NET DEVELOPABLE AREA:	86,139 SF (2.00 AC)
	AVERAGE LOT AREA:	3,050 SF
	MAXIMUM LOT DENSITY:	(86,139/3,050) = 28.24 = 28 LOTS
	MINIMUM LOT DENSITY:	28 LOTS(80%) = 22.4 = 22 LOTS
	PROPOSED LOT DENSITY:	27 LOTS
	PROPOSED AVERAGE LOT AREA:	(86,139 SF/27 LOTS) = 3,190 SF
	PROPOSED MINIMUM LOT AREA:	2,616 SF



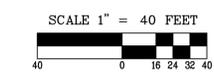
**NOTES:**  
1. TRACT A SHALL BE CONVEYED TO THE CITY OF TIGARD.



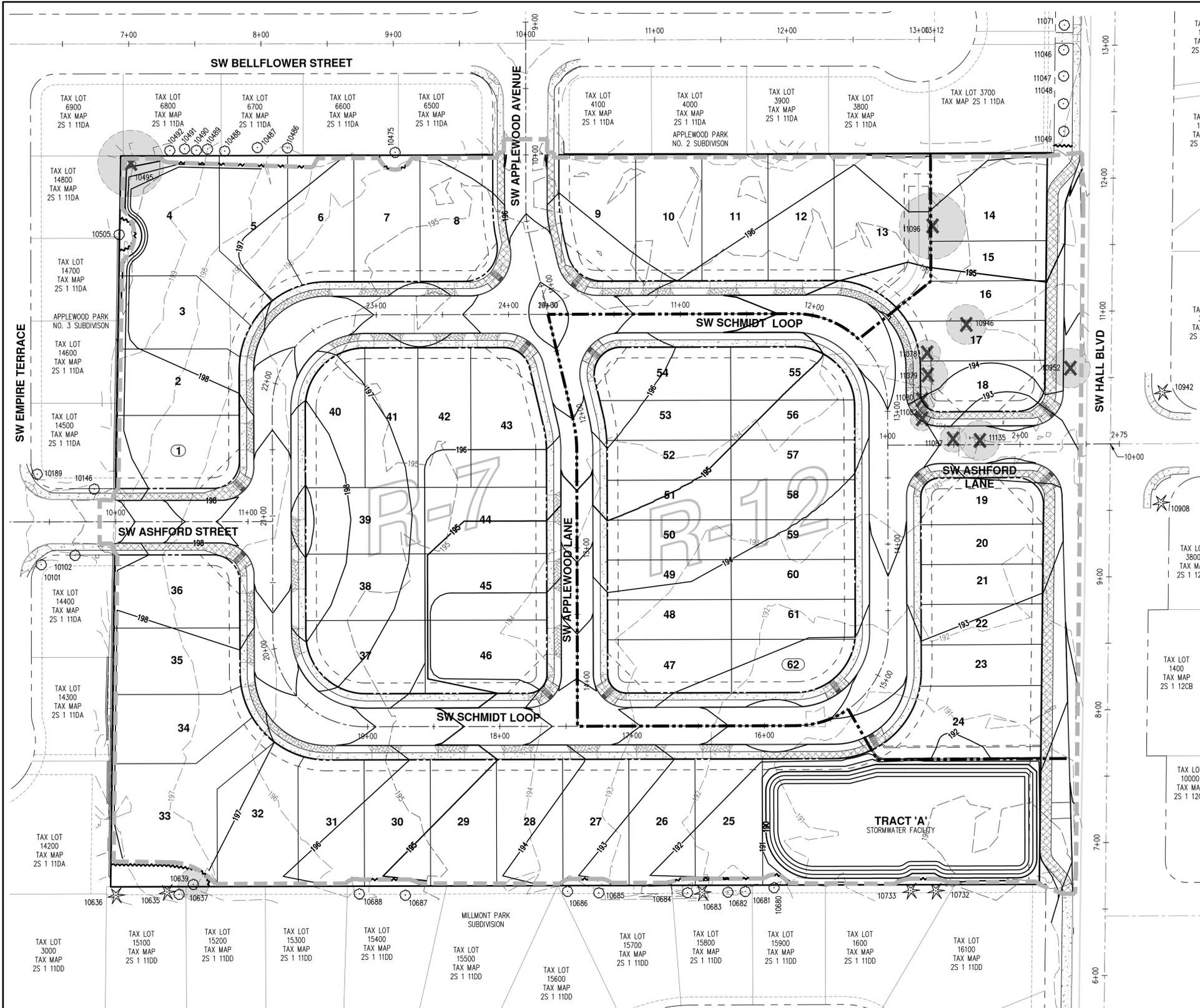


**REQUIRED SETBACKS**

<b>R-7 ZONE</b>	
FRONT YARD:	15 FT
FRONT GARAGE:	20 FT
SIDE YARD:	5 FT
CORNER LOT SIDE YARD:	10 FT
REAR YARD:	15 FT
<b>R-12 ZONE</b>	
FRONT YARD:	15 FT
FRONT GARAGE:	20 FT
SIDE YARD:	5 FT
CORNER LOT SIDE YARD:	10 FT
REAR YARD:	15 FT
AGAINST R-7 ZONE	30 FT



AKS DRAWING FILE: 3876\_P04\_SETBLDNG | LAYOUT: P04



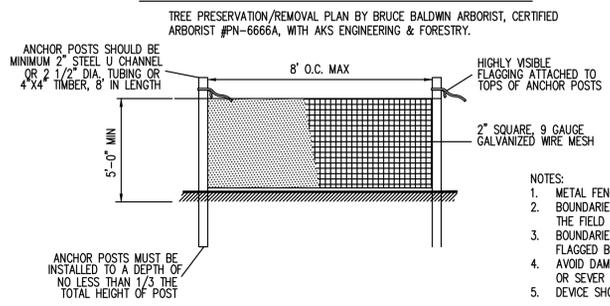
**TREE PROTECTION NOTES:**

- NO CHANGES SHALL BE MADE TO ANY ASPECT OF THE APPROVED URBAN FORESTRY PLAN WITHOUT WRITTEN CONSENT FROM THE PROJECT ARBORIST AND CITY ARBORIST.
- TREE PROTECTION SHALL BE INSTALLED PRIOR TO ANY GROUND DISTURBANCE WORK.
- NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE PROTECTED AREA OF ANY TREE DESIGNATED TO REMAIN, INCLUDING, BUT NOT LIMITED TO, PARKING EQUIPMENT, PLACING SOLVENTS, STORING BUILDING MATERIAL AND SOIL DEPOSITS, DUMPING CONCRETE WASHOUT AND LOCATING BURN HOLES.
- ATTACHMENTS TO TREES DURING CONSTRUCTION - NO PERSON SHALL ATTACH ANY OBJECT TO ANY TREE DESIGNATED FOR PRESERVATION.
- PRIOR TO ANY GROUND DISTURBANCE, THE CONTRACTOR:
  - SHALL ERECT AND MAINTAIN READILY VISIBLE TREE PROTECTION FENCING ALONG THE OUTER EDGE AND COMPLETELY SURROUNDING THE PROTECTED AREA OF ALL PROTECTED TREES OR GROUPS OF TREES AS SHOWN.
  - MAY BE REQUIRED TO COVER WITH MULCH TO A DEPTH OF AT LEAST SIX (6) INCHES, OR WITH PLYWOOD OR SIMILAR MATERIAL, OVER THE ROOT ZONE OF A TREE IN ORDER TO PROTECT ROOTS FROM DAMAGE CAUSED BY HEAVY EQUIPMENT.
  - SHALL PROHIBIT EXCAVATION OR COMPACTING OF EARTH OR OTHER POTENTIALLY DAMAGING ACTIVITIES WITHIN THE TREE PROTECTION ZONE.
  - MAY BE REQUIRED TO MINIMIZE ROOT DAMAGE BY EXCAVATION OF A TWO (2) FEET DEEP TRENCH, AT THE EDGE OF THE TREE PROTECTION ZONE, TO CLEANLY SEVER THE ROOTS OF TREES TO BE RETAINED.
  - MAY BE REQUIRED TO HAVE CORRECTIVE PRUNING PERFORMED ON PRESERVED TREES IN ORDER TO AVOID DAMAGE FROM MACHINERY OR BUILDING ACTIVITY, AND MAY BE REQUIRED TO MAINTAIN TREES THROUGHOUT CONSTRUCTION PERIOD BY WATERING AND FERTILIZING.
  - SHALL MAINTAIN THE TREE PROTECTION FENCING IN PLACE UNTIL THE PROJECT ARBORIST AND CITY ARBORIST AUTHORIZES THEIR REMOVAL.
  - SHALL ENSURE THAT ANY LANDSCAPING DONE IN THE TREE PROTECTION ZONE SUBSEQUENT TO THE REMOVAL OF THE BARRIERS SHALL BE ACCOMPLISHED WITH LIGHT MACHINERY OR HAND LABOR. USE PLANT MATERIALS WITH COMPATIBLE WATER REQUIREMENTS TO TREE TO BE PRESERVED AND DIRECT SPRAY IRRIGATION AWAY FROM TRUNKS.
- THE GRADE SHALL NOT BE ELEVATED OR REDUCED WITHIN THE TREE PROTECTION ZONE WITHOUT THE PROJECT ARBORIST'S AUTHORIZATION. THE PROJECT ARBORIST MAY ALLOW COVERAGE OF UP TO ONE HALF OF THE AREA OF THE TREE'S ROOT ZONE WITH LIGHT SOILS (NO CLAY) TO THE MINIMUM DEPTH NECESSARY TO CARRY OUT GRADING OR LANDSCAPING PLANS, IF IT WILL NOT IMPERIL THE SURVIVAL OF THE TREE. AERATION DEVICES MAY BE REQUIRED TO ENSURE THE TREE'S SURVIVAL.
- IF THE GRADE ADJACENT TO A PRESERVED TREE IS RAISED SUCH THAT IT COULD SLOUGH OR ERODE INTO THE TREE PROTECTION ZONE, IT SHALL BE PERMANENTLY STABILIZED TO PREVENT SUFFOCATION OF THE ROOTS.
- AN IMPERVIOUS SURFACE SHALL NOT BE INSTALLED WITHIN THE TREE PROTECTION ZONE OF ANY TREE TO BE PRESERVED WITHOUT THE AUTHORIZATION OF THE PROJECT ARBORIST. THE PROJECT ARBORIST MAY REQUIRE SPECIFIC CONSTRUCTION METHODS AND/OR USE OF AERATION DEVICES TO ENSURE THE TREE'S SURVIVAL AND TO MINIMIZE THE POTENTIAL FOR ROOT INDUCED DAMAGE TO THE IMPERVIOUS SURFACE.
- TO THE GREATEST EXTENT PRACTICAL, UTILITY TRENCHES SHALL BE LOCATED OUTSIDE OF THE TREE PROTECTION ZONE OF TREES TO BE PRESERVED. THE PROJECT ARBORIST MAY REQUIRE THAT UTILITIES BE TUNNELED UNDER THE ROOTS OF TREES TO BE PRESERVED IF THE PROJECT ARBORIST DETERMINES THAT TRENCHING WOULD SIGNIFICANTLY REDUCE THE CHANCES OF THE TREES SURVIVAL.
- DIRECTIONAL FELLING OF TREES SHALL BE USED TO AVOID DAMAGE TO TREES DESIGNATED FOR PRESERVATION.
- THE PROJECT ARBORIST MAY REQUIRE ADDITIONAL TREE PRESERVATION MEASURES WHICH ARE CONSISTENT WITH TREE CARE INDUSTRY STANDARDS.
- STUMPS SHALL BE GROUND AS NECESSARY SO AS NOT TO CAUSE DAMAGE TO THE ROOT ZONES OF ADJACENT TREES TO BE PRESERVED ON THE SUBJECT PARCEL OR ADJUTING PARCELS. STUMPS NEAR PROPERTY LINES SHALL ALSO BE GROUND AS NECESSARY SO AS NOT TO CAUSE DISTURBANCE TO ADJACENT PARCELS.

TREE NUMBER	SPECIES	DBH (IN.)	PRESERVE /REMOVE
OFFSITE			
10101	CRABAPPLE	10	PRESERVE
10102	CRABAPPLE	9	PRESERVE
10146	CRABAPPLE	9	PRESERVE
10189	CRABAPPLE	8	PRESERVE
10475	QUAKING ASPEN	13	PRESERVE
10486	CALIFORNIA BLACK OAK	24	PRESERVE
10487	CALIFORNIA BLACK OAK	16	PRESERVE
10488	CALIFORNIA BLACK OAK	18	PRESERVE
10489	CALIFORNIA BLACK OAK	20	PRESERVE
10490	CALIFORNIA BLACK OAK	13	PRESERVE
10491	CALIFORNIA BLACK OAK	13	PRESERVE
10492	CALIFORNIA BLACK OAK	13	PRESERVE
10505	HAWTHORN	15	PRESERVE
10635	PONDEROSA PINE	20	PRESERVE
10636	DOUGLAS-FIR	20	PRESERVE
10637	SWEET CHERRY	14	PRESERVE
10680	EUROPEAN WHITE BIRCH	21	PRESERVE
10681	RED MAPLE	12	PRESERVE
10682	RED MAPLE	12	PRESERVE
10683	LOGPOLE PINE	7	PRESERVE
10684	RED MAPLE	16	PRESERVE
10685	QUAKING ASPEN	15	PRESERVE
10686	PAPER BIRCH	6	PRESERVE
10687	RED MAPLE	14	PRESERVE
10688	RED MAPLE	14	PRESERVE
10732	WESTERN RED CEDAR	12	PRESERVE
10733	WESTERN RED CEDAR	14	PRESERVE
10908	DEODAR CEDAR	15	PRESERVE
10942	LOGPOLE PINE	13	PRESERVE
11046	PEAR	10	PRESERVE
11047	PEAR	9	PRESERVE
11048	PEAR	11	PRESERVE
11049	PEAR	10	PRESERVE
11071	PEAR	11	PRESERVE

TREE NUMBER	SPECIES	DBH (IN.)	PRESERVE /REMOVE
ONSITE			
10495	OREGON WHITE OAK	59	REMOVE
10639	SWEET CHERRY	6	PRESERVE
10946	SILKTREE	9	REMOVE
10952	SILKTREE	17	REMOVE
11078	APPLE	16	REMOVE
11079	NORTHERN CATALPA	10,15,17	REMOVE
11080	APPLE	7,10,12	REMOVE
11082	EUROPEAN WHITE BIRCH	19	REMOVE
11087	APPLE	13	REMOVE
11096	WALNUT	17,17	REMOVE
11135	SILKTREE	10,13	REMOVE

**METAL TREE PROTECTION FENCE**



- NOTES:
- METAL FENCE FOR TREE PROTECTION DEVICE, ONLY.
  - BOUNDARIES OF PROTECTION AREA WILL BE ESTABLISHED IN THE FIELD BY THE ARBORIST PRIOR TO CONSTRUCTION.
  - BOUNDARIES OF PROTECTION AREA SHOULD BE STAKED AND FLAGGED BY THE ARBORIST PRIOR TO INSTALLING DEVICES.
  - AVOID DAMAGE TO CRITICAL ROOT ZONE. DO NOT DAMAGE OR SEVER LARGE ROOTS WHEN INSTALLING POSTS.
  - DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

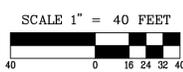
**ROOT PROTECTION ZONE NOTES:**  
ENCROACHMENT INTO THE ROOT PROTECTION ZONE MAY BE ALLOWED WITH PROJECT ARBORIST APPROVAL AS DESCRIBED IN THE FOLLOWING NOTES:

- EXCAVATION IN THE TOP 24" OF THE SOIL IN THE CRITICAL ROOT ZONE AREA SHOULD BEGIN AT THE EXCAVATION LINE THAT IS CLOSEST TO THE TREE.
- THE EXCAVATION SHOULD BE DONE BY HAND/SHOVEL OR WITH A BACKHOE AND A MAN WITH A SHOVEL, PRUNING SHEARS, AND A PRUNING SAW.
- IF DONE BY HAND, ALL ROOTS 1" OR LARGER SHOULD BE PRUNED AT THE EXCAVATION LINE.
- IF DONE WITH A BACKHOE (MOST LIKELY SCENARIO), THEN THE OPERATOR SHALL START THE CUT AT THE EXCAVATION LINE AND CAREFULLY "FEEL" FOR ROOTS/RESISTANCE. WHEN THERE IS RESISTANCE, THE MAN WITH THE SHOVEL HAND DIGS AROUND THE ROOTS AND PRUNES THE ROOTS LARGER THAN 1" DIAMETER.

SEE SUPPLEMENTAL ARBORIST REPORT FOR MORE INFORMATION

I, BRUCE R. BALDWIN, ATTEST THAT THIS TREE PRESERVATION AND REMOVAL PLAN MEETS ALL OF THE REQUIREMENTS IN SECTION 10, PART 1, OF THE CITY OF TIGARD URBAN FORESTRY MANUAL.

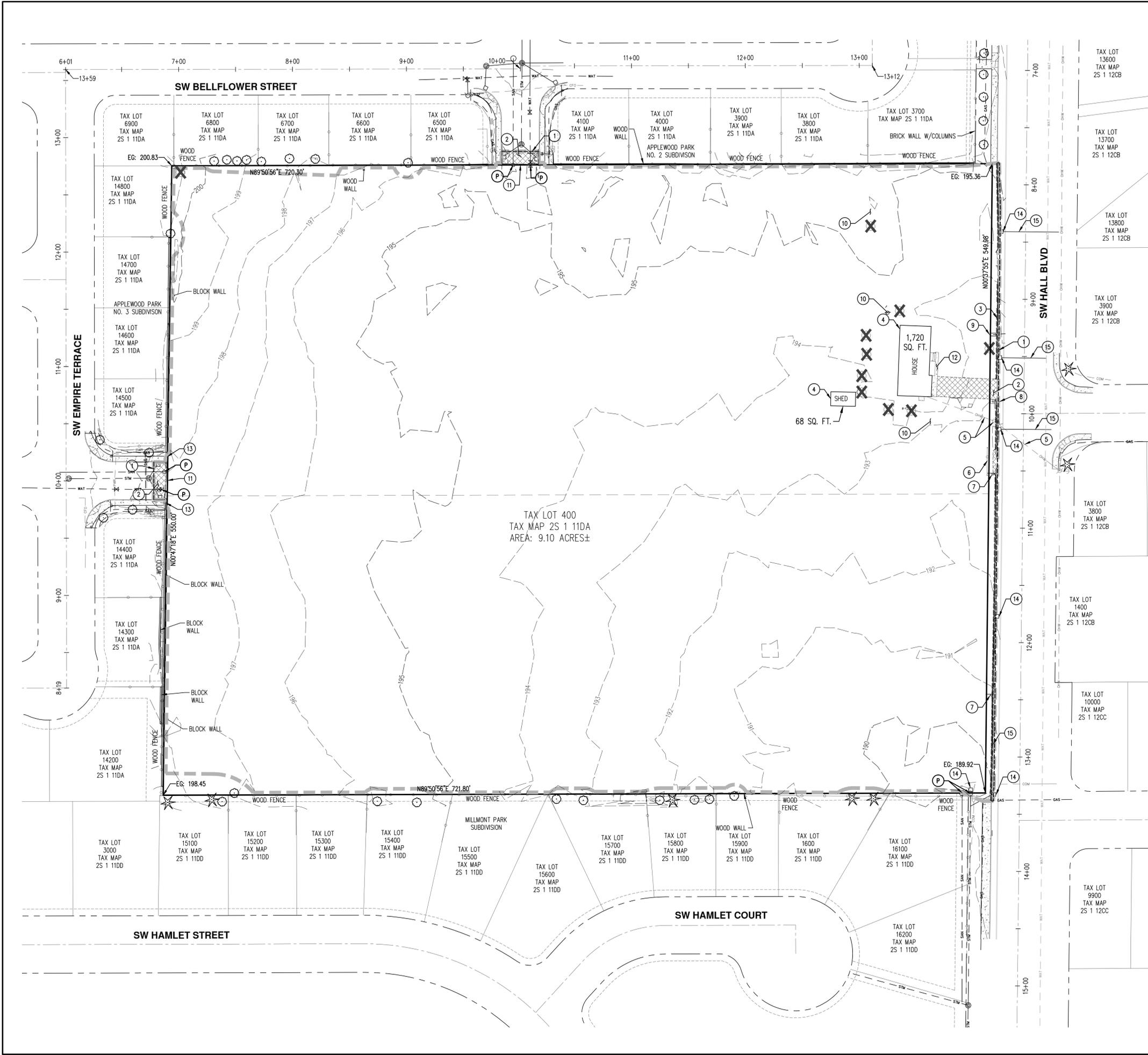
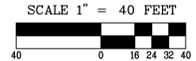
*Bruce R. Baldwin*  
BRUCE R. BALDWIN, CERTIFIED ARBORIST  
PN-6666A



### LEGEND

EXISTING GROUND CONTOUR (1 FT)	
EXISTING GROUND CONTOUR (5 FT)	
EXISTING TREE TO REMAIN	
EXISTING TREE TO BE REMOVED	
DISTURBED AREA	
AC SAWCUT	
CURB TO BE REMOVED	
AC TO BE REMOVED	

- #### KEYED DEMOLITION NOTES
- AC SAWCUT (TYP)
  - REMOVE AND HAUL OFF EXISTING AC
  - REMOVE EXISTING CURB
  - REMOVE AND HAUL OFF EXISTING STRUCTURES
  - REMOVE EXISTING OVERHEAD WIRES AND POWER POLE - CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER
  - REMOVE EXISTING FENCE
  - EXISTING ROAD SIGN TO BE RELOCATED WITHIN PROPOSED LANDSCAPE STRIP - COORDINATE WITH ODOT AND CITY REGARDING RELOCATION
  - EXISTING MAILBOX TO BE REMOVED
  - REMOVE WATER SERVICE - CONTRACTOR TO COORDINATE WITH CITY OF TIGARD PROJECT INSPECTOR
  - REMOVE EXISTING SEPTIC TANK (APPROXIMATE LOCATION)
  - REMOVE EXISTING ROAD BARRICADE
  - REMOVE AND HAUL OFF EXISTING CONCRETE SIDEWALK
  - REMOVE EXISTING RETAINING WALL TO ACCOMMODATE FOR PROPOSED STREET IMPROVEMENTS
  - REMOVE EXISTING STORM STRUCTURE
  - STORM PIPE TO BE GROUTED AND ABANDONED IN PLACE - CONTRACTOR TO COORDINATE WITH ODOT, PROJECT ENGINEER AND CITY PRIOR TO BEGINNING WORK
- NOTES:**
- CONTRACTOR TO COORDINATE THE REMOVAL OF ALL NECESSARY PRIVATE UTILITIES WITH THE APPROPRIATE UTILITY PROVIDERS
  - REMOVE STRUCTURES PER APPLICABLE LOCAL, STATE, AND FEDERAL BUILDING CODE.
  - CONTRACTOR TO ABANDON ANY EXISTING WELLS, SEPTIC TANKS, AND DRAIN FIELDS FOUND DURING CONSTRUCTION PER APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- (P)** CONTRACTOR TO POT-HOLE AND VERIFY ALL UTILITY TIE IN ELEVATIONS PRIOR TO ORDERING MANHOLES, PIPES AND ALL MATERIALS



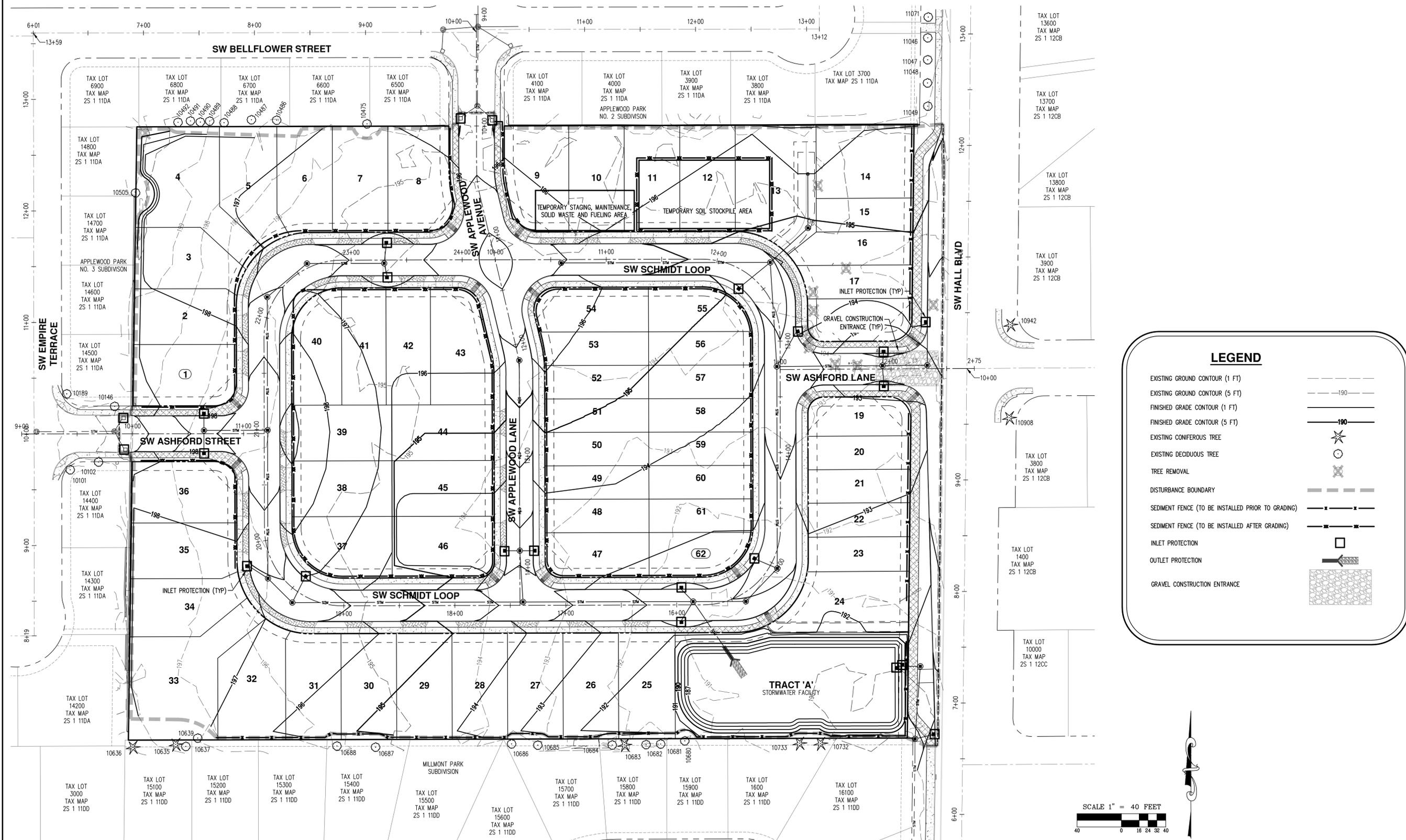
AKS DRAWING FILE: 3876\_P06 DEMOLITION LAYOUT: P06

PRELIMINARY GRADING  
 AND EROSION CONTROL  
 PLAN

DESIGNED BY: DS  
 DRAWN BY: DS  
 CHECKED BY: PAS  
 SCALE: AS NOTED  
 DATE: 09-28-2015

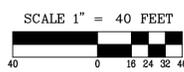


REVISIONS  
 JOB NUMBER  
 3876  
 SHEET  
 P07

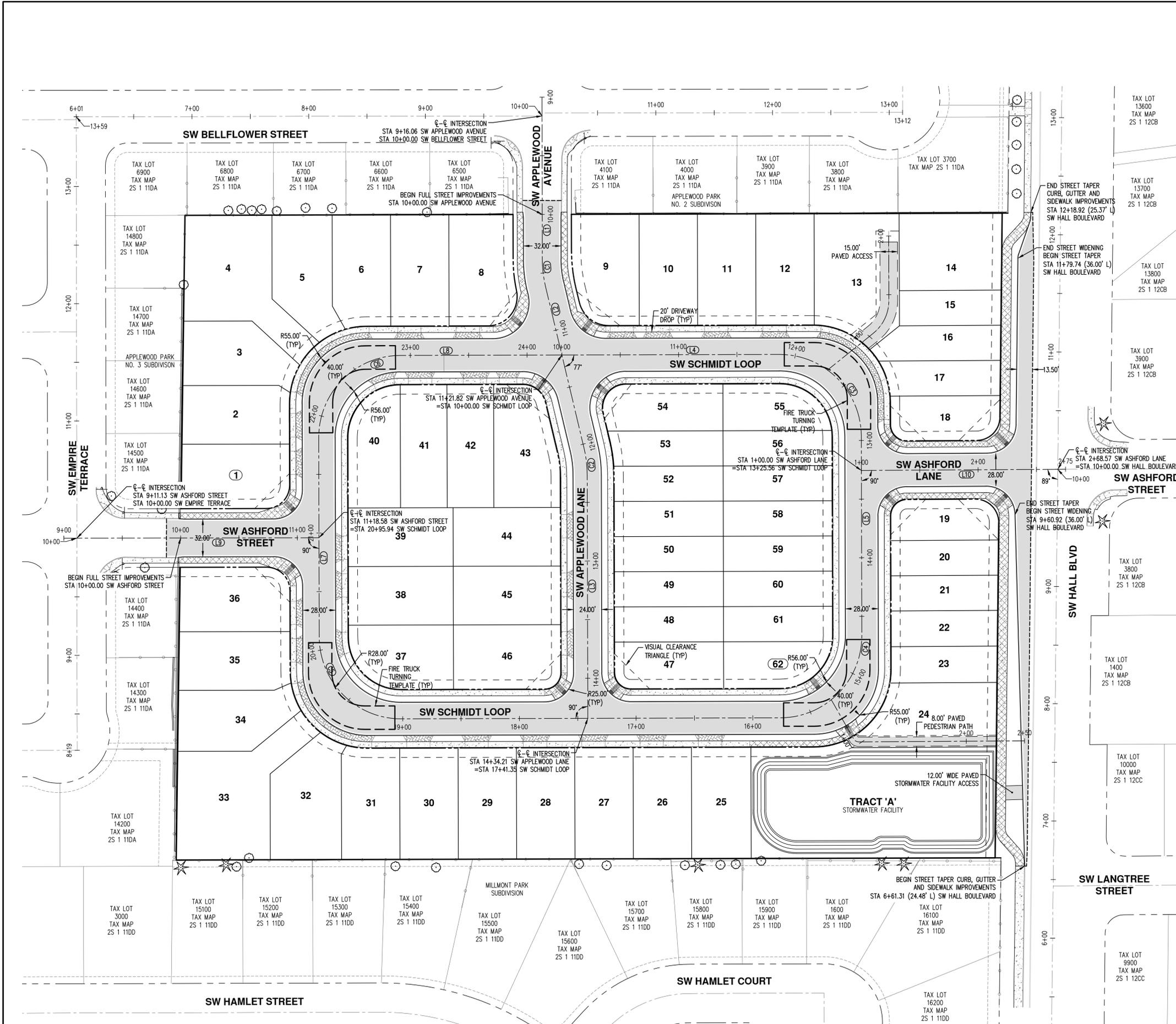


**LEGEND**

- EXISTING GROUND CONTOUR (1 FT)
- EXISTING GROUND CONTOUR (5 FT)
- FINISHED GRADE CONTOUR (1 FT)
- FINISHED GRADE CONTOUR (5 FT)
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- TREE REMOVAL
- DISTURBANCE BOUNDARY
- SEDIMENT FENCE (TO BE INSTALLED PRIOR TO GRADING)
- SEDIMENT FENCE (TO BE INSTALLED AFTER GRADING)
- INLET PROTECTION
- OUTLET PROTECTION
- GRAVEL CONSTRUCTION ENTRANCE



AKS DRAWING FILE: 3876\_P07\_GRADING\_LAYOUT.P07



SW APPLEWOOD AVENUE - LANE

CURVE/TANGENT	STATION	RADIUS	LENGTH	DELTA	CHORD	TANGENT/CHORD BEARING
L1	10+00.00		38.28'			S00°05'35"E
C1	10+38.28	100.00'	23.32'	137°21'41"	23.27	S06°46'25.43"E
L2	10+61.60		141.72'			S13°27'16"E
C2	12+03.33	100.00'	23.22'	131°18'12"	23.17	S06°48'09.93"E
L3	12+26.55		207.67'			S00°09'04"E

SW SCHMIDT LOOP

CURVE/TANGENT	STATION	RADIUS	LENGTH	DELTA	CHORD	TANGENT/CHORD BEARING
L4	10+00.00		186.44'			N89°50'56"E
C3	11+86.44	70.00'	109.96'	90°00'00"	98.99	S45°09'04.00"E
L5	12+96.39		170.00'			S00°09'04"E
C4	14+66.39	70.00'	109.96'	90°00'00"	98.99	S44°50'56.00"W
C5	19+01.35	70.00'	109.96'	90°00'00"	98.99	N45°09'04.00"W
L7	20+11.30		170.00'			N00°09'04"W
C6	21+81.30	70.00'	109.96'	90°00'00"	98.99	N44°50'56.00"E
L8	22+91.26		138.56'			N89°50'56"E

SW ASHFORD STREET

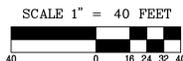
CURVE/TANGENT	STATION	RADIUS	LENGTH	DELTA	CHORD	TANGENT/CHORD BEARING
L9	10+00.00		118.58'			N89°54'25"E

SW ASHFORD LANE

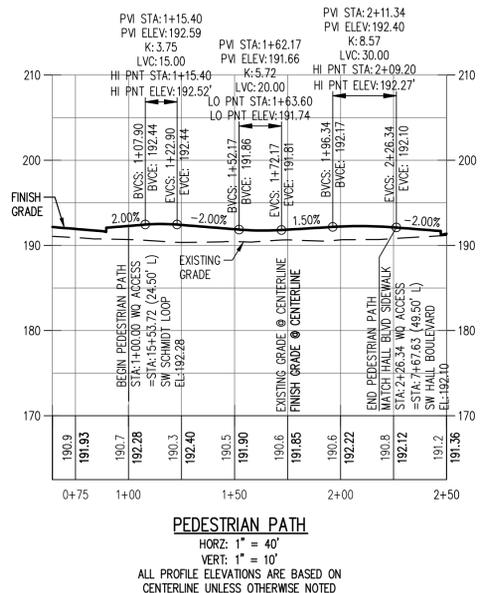
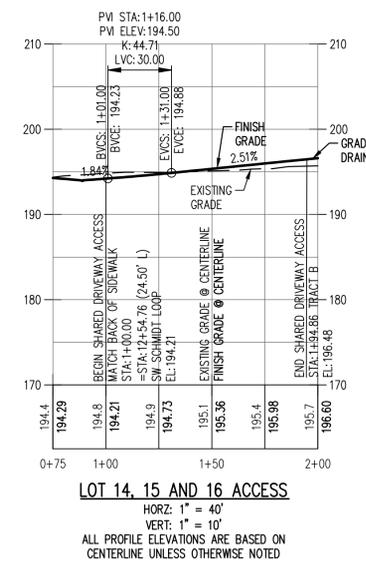
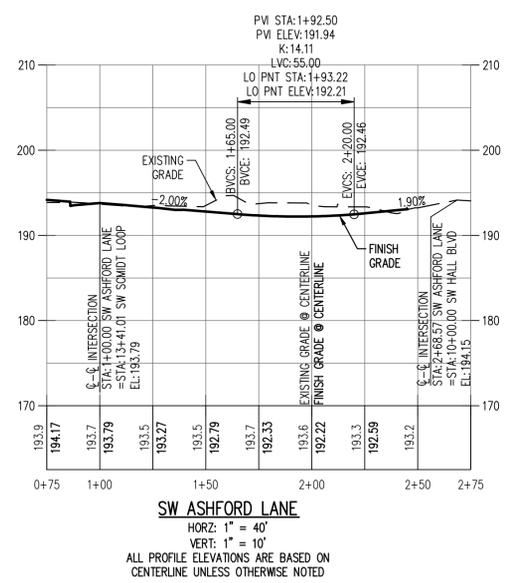
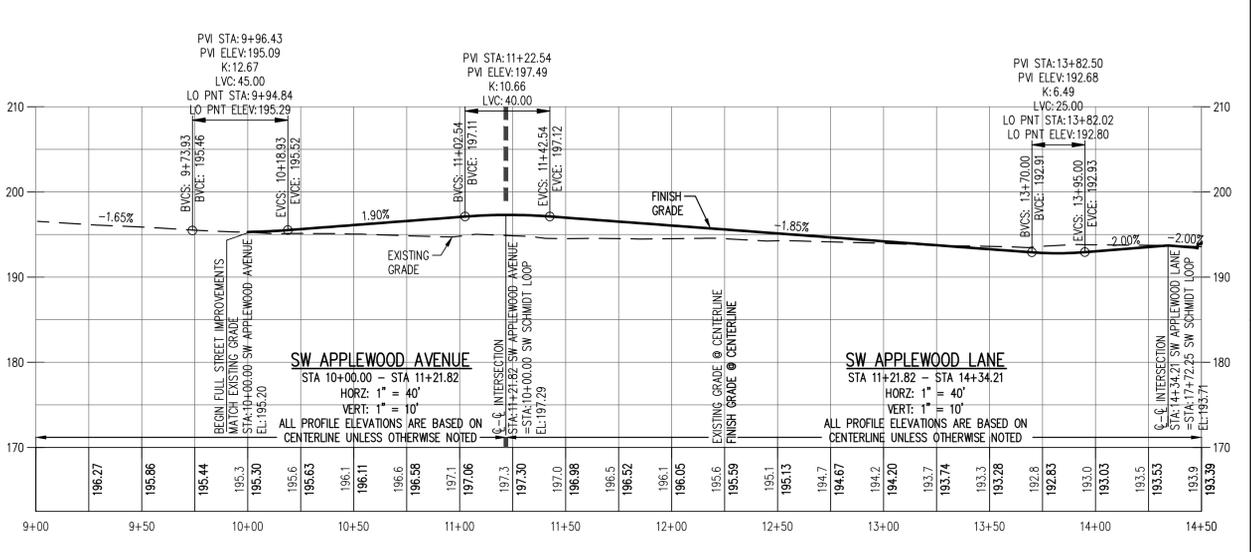
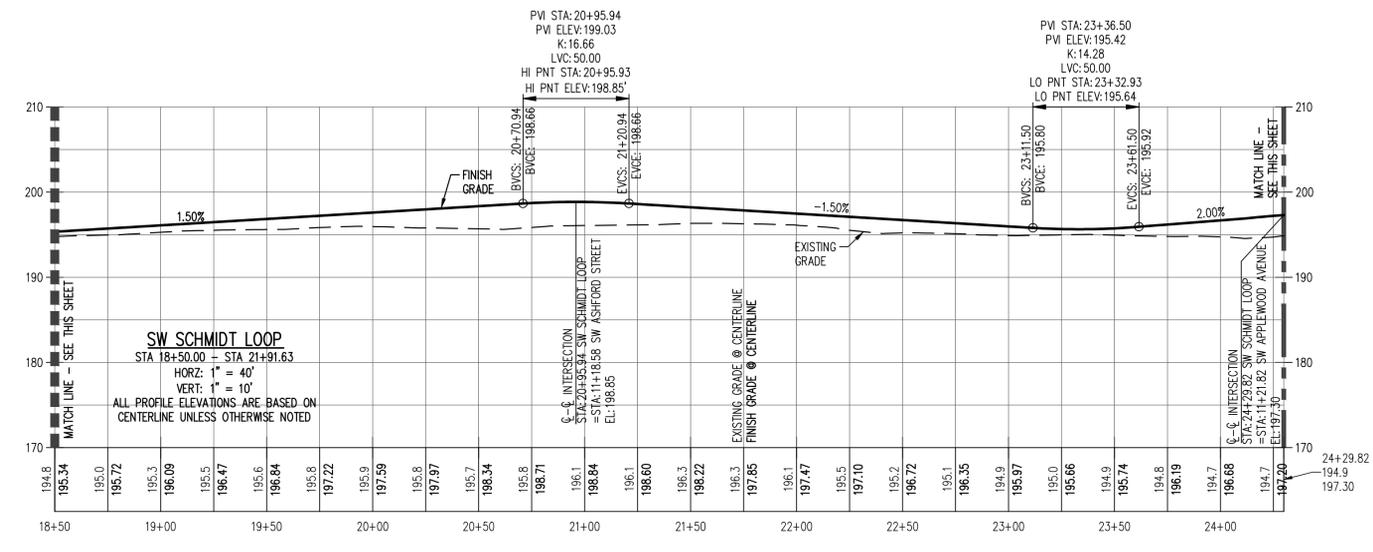
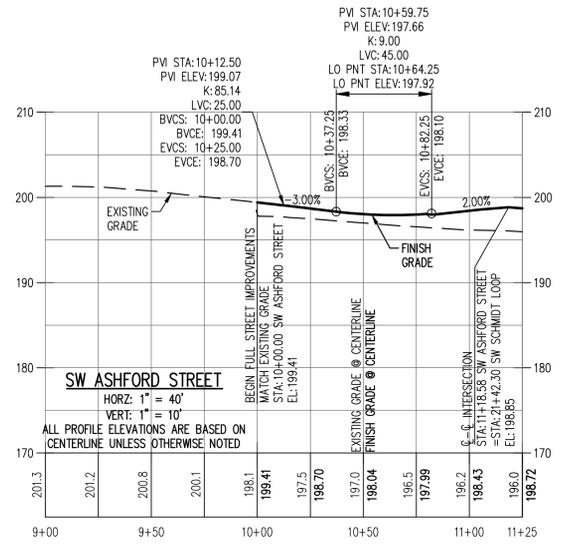
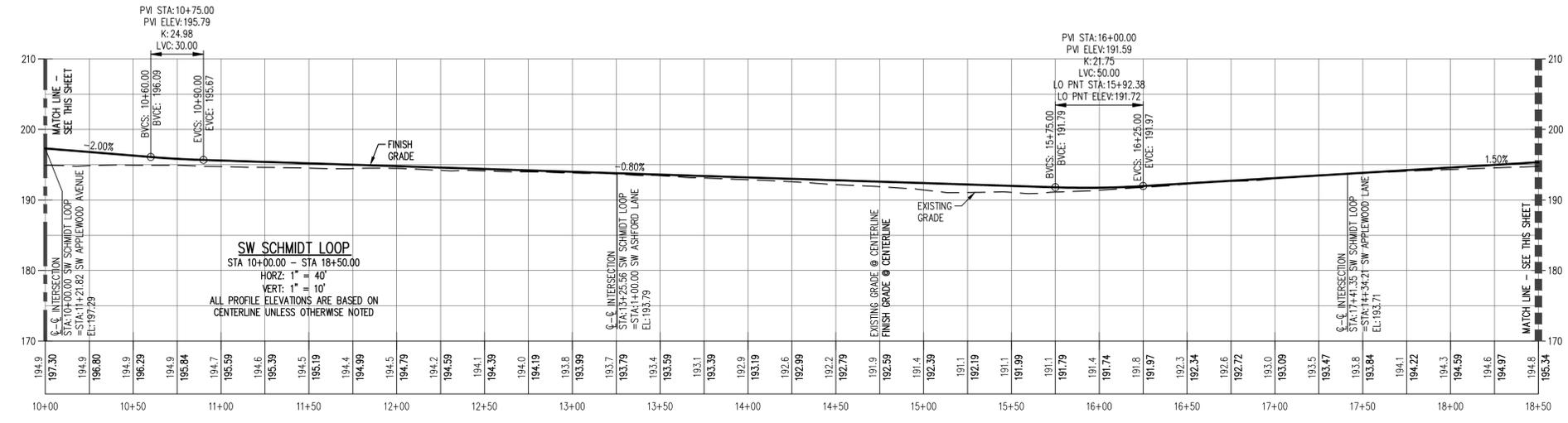
CURVE/TANGENT	STATION	RADIUS	LENGTH	DELTA	CHORD	TANGENT/CHORD BEARING
L10	1+00.00		168.24'			N89°39'48"E

**LEGEND**

- CONCRETE SIDEWALK CONSTRUCTED BY CONTRACTOR.
- CONCRETE SIDEWALK CONSTRUCTED BY HOME BUILDER.
- RESIDENTIAL DRIVEWAY CONSTRUCTED BY HOME BUILDER.
- RESIDENTIAL DRIVEWAY CONSTRUCTED BY CONTRACTOR.
- NEW AC PAVEMENT, PER TYPICAL SECTIONS.
- ADA RAMP CONSTRUCTED BY CONTRACTOR.
- FIRE TRUCK TURNING TEMPLATE



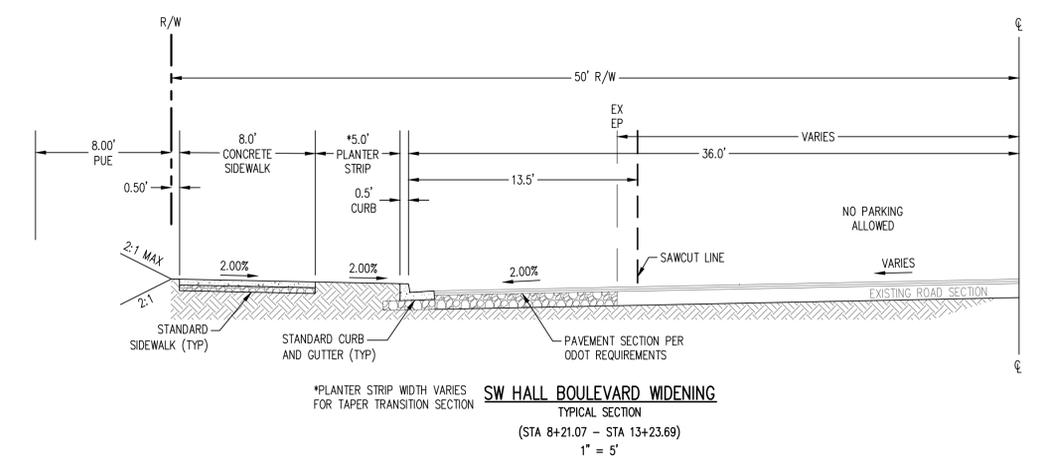
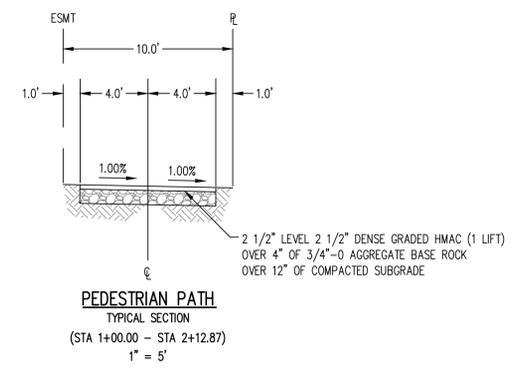
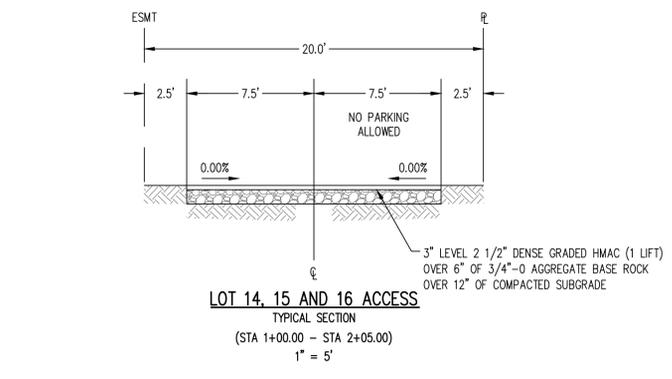
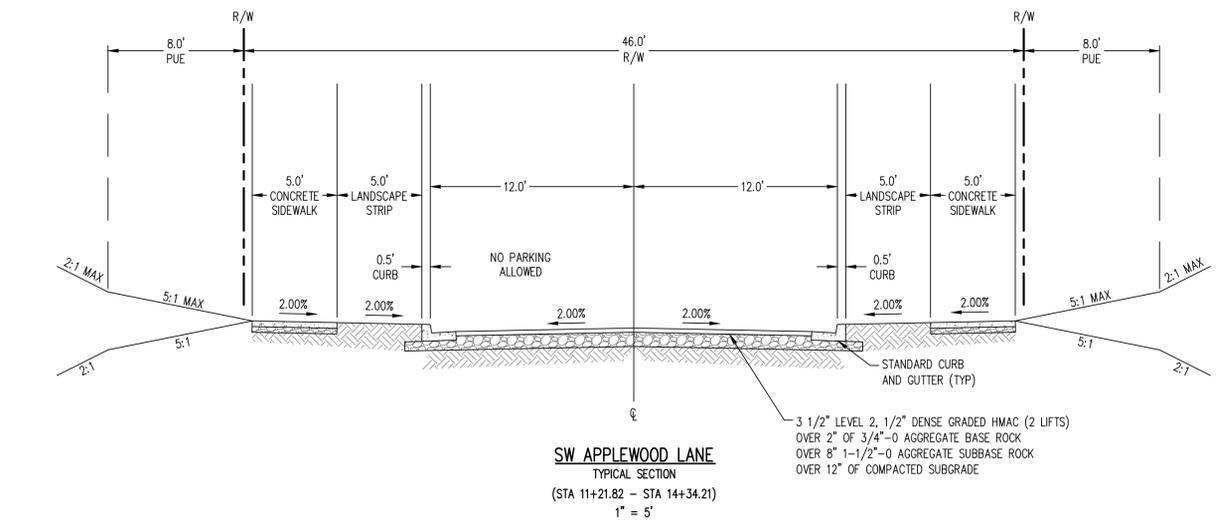
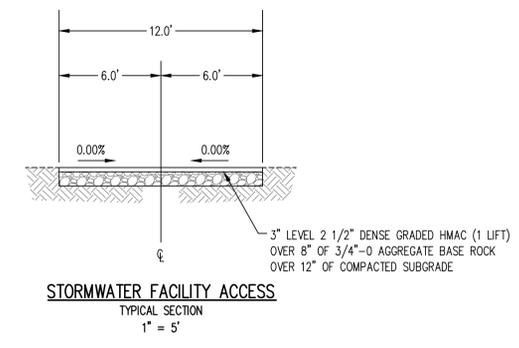
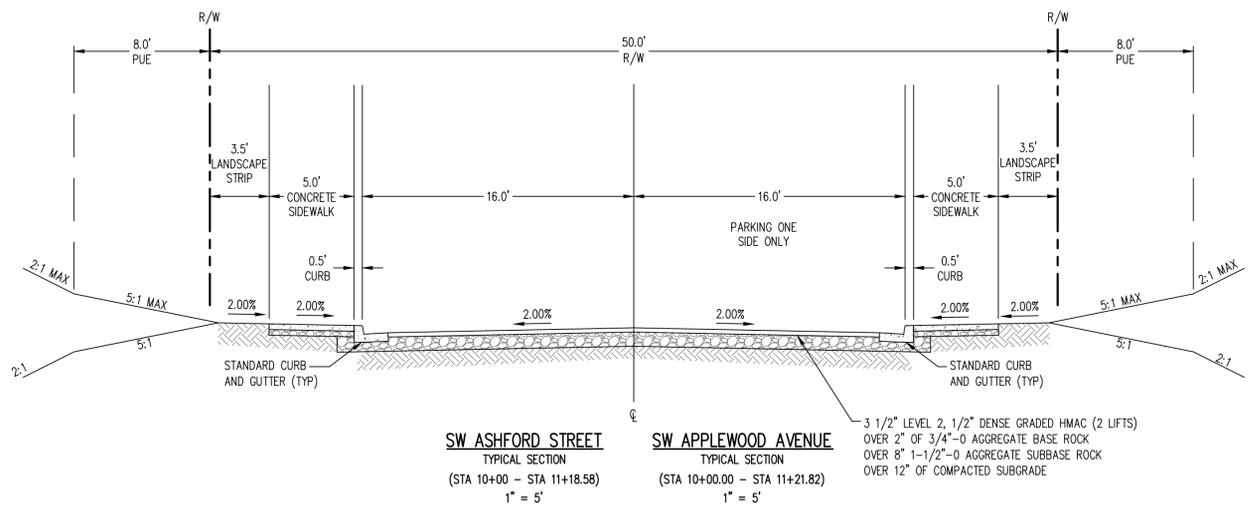
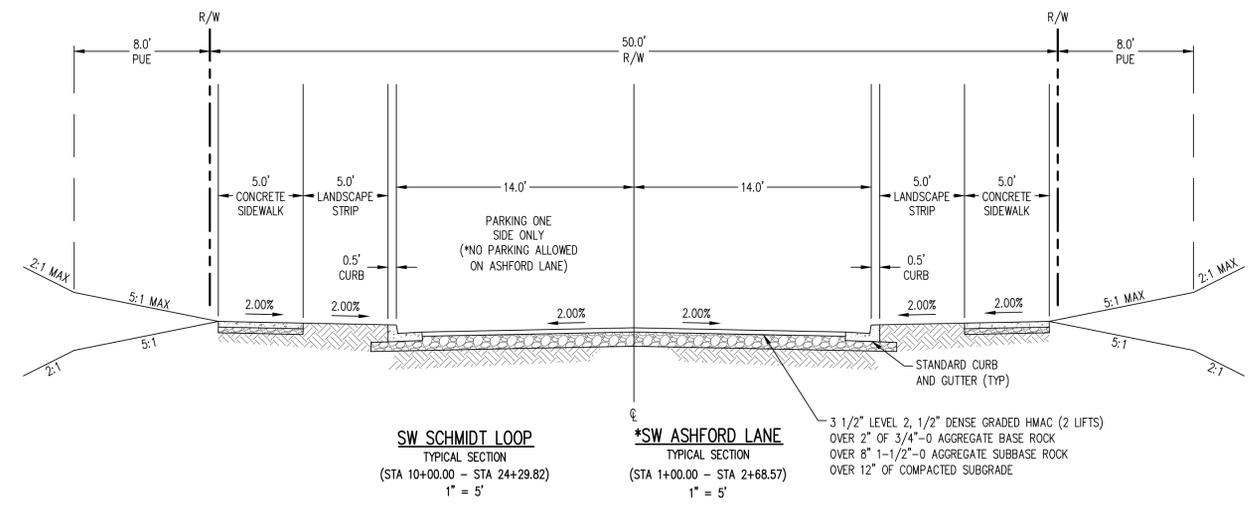
AKS DRAWING FILE: 3876\_P08\_STREET.LDW | LAYOUT: P08



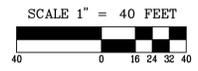
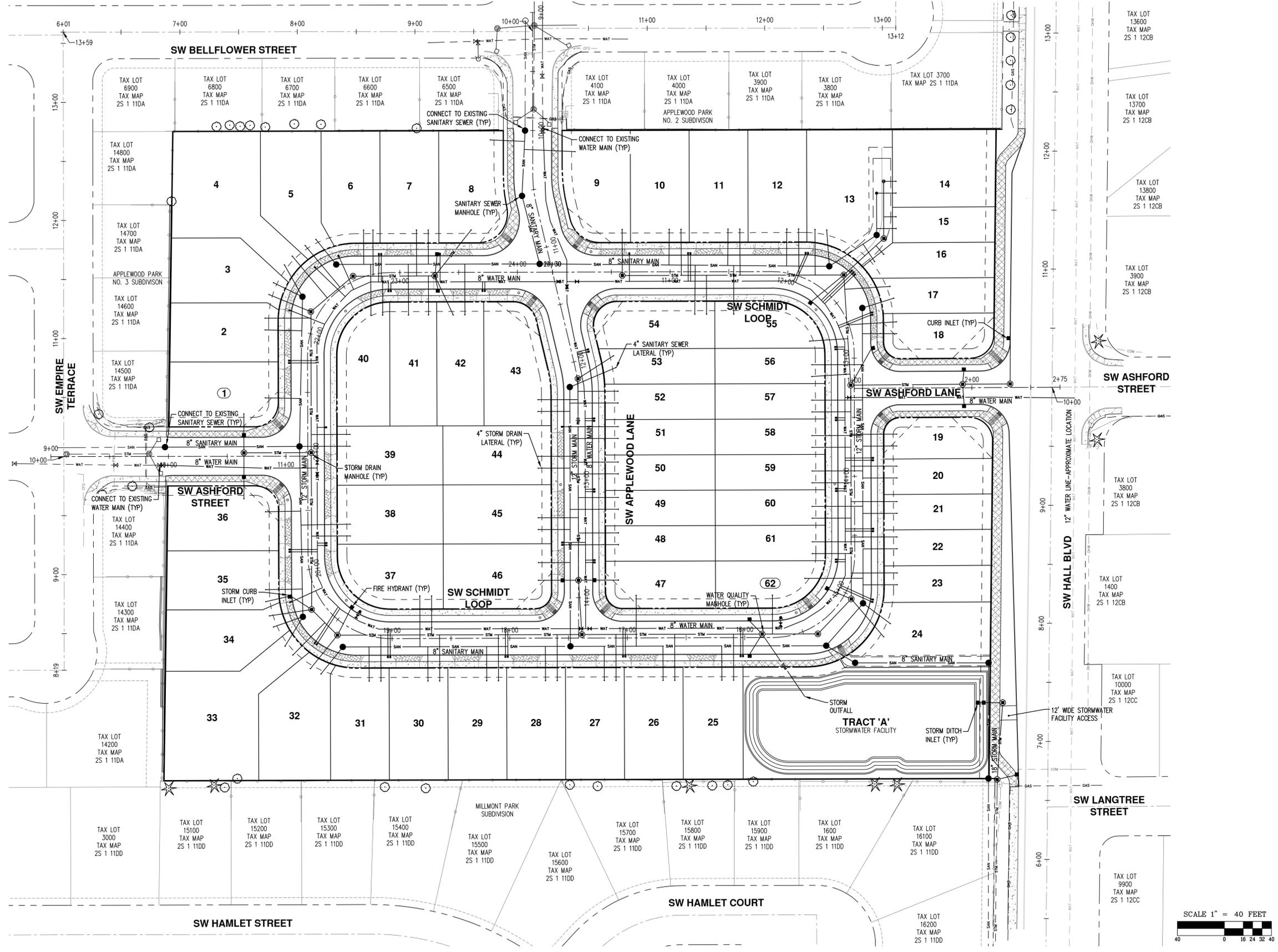
**PRELIMINARY STREET CROSS-SECTIONS**

DESIGNED BY:	DS
DRAWN BY:	DS
CHECKED BY:	PAS
SCALE:	AS NOTED
DATE:	09-28-2015
RENEWAL DATE:	6/30/17
REVISIONS:	

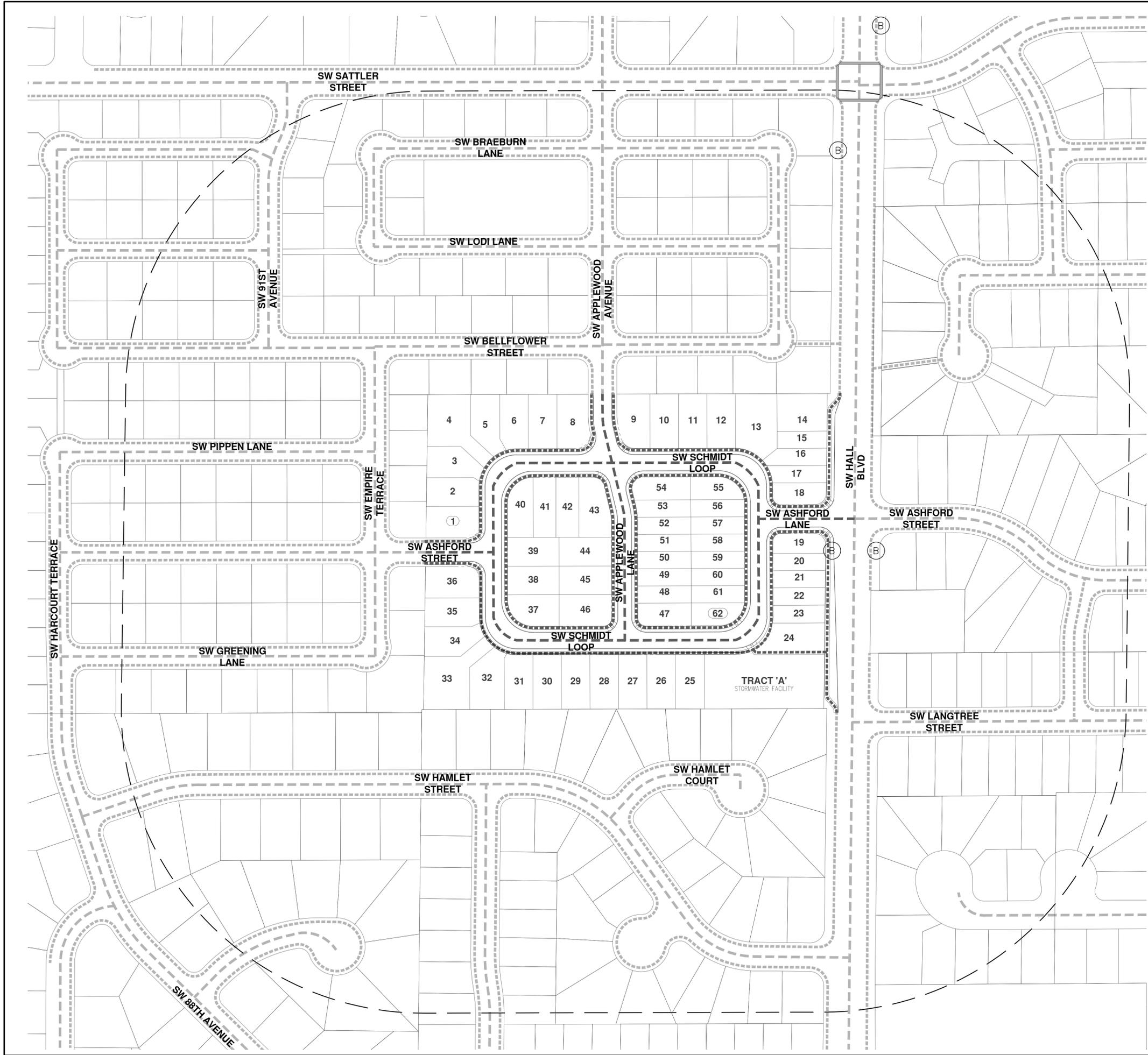
JOB NUMBER	3876
SHEET	P10



AKS DRAWING FILE: 3876\_P08\_STREET.DWG | LAYOUT: P10

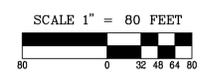


AKS DRAWING FILE: 3876 P11 UTILING | LAYOUT: P11



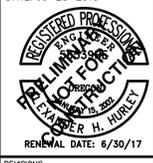
**LEGEND**

- 530 FOOT BOUNDARY FROM SUBJECT PROPERTY
- EXISTING STREETS
- STREET IMPROVEMENTS INCLUDED IN PROJECT
- EXISTING PEDESTRIAN CONNECTIONS
- PROPOSED PEDESTRIAN IMPROVEMENTS INCLUDED IN PROJECT
- EXISTING TRAFFIC SIGNAL
- BUS STOP



**CONCEPTUAL FUTURE  
 STREET CONNECTIVITY PLAN**

DESIGNED BY: DS  
 DRAWN BY: DS  
 CHECKED BY: PAS  
 SCALE: AS NOTED  
 DATE: 09-28-2015



REVISIONS


JOB NUMBER  
**3876**  
 SHEET  
**P12**

**LEGEND**

- QUALIFYING PLANTED MATURE CANOPY COVER
- QUALIFYING EXISTING MATURE CANOPY COVER
- APPROXIMATE OPEN SOIL VOLUME AREA (REFER TO NOTE 6 THIS SHEET)
- APPROXIMATE CLOSED SOIL VOLUME AREA (REFER TO NOTE 6 THIS SHEET)
- PLANTED TREE MATURE CANOPY OUTLINE (REFER TO NOTE 6 THIS SHEET)
- EXISTING TREE MATURE CANOPY OUTLINE

**R-7 ZONE DISTRICT:**  
TOTAL R-7 ZONE NET DEVELOPED SITE AREA: 196,816 SF ±  
R-7 ZONE MINIMUM % CANOPY COVER: 40%  
TOTAL R-7 QUALIFYING MATURE TREE CANOPY COVER: 80,323 SF (41%)  
41% IS GREATER THAN THE MINIMUM OF 40% TOTAL QUALIFYING MATURE CANOPY COVER FOR THE R-7 ZONE, THEREFORE CITY REQUIREMENTS ARE MET.

**R-12 ZONE DISTRICT:**  
TOTAL R-12 ZONE NET DEVELOPED SITE AREA: 86,004 SF ±  
R-12 ZONE MINIMUM % CANOPY COVER: 33%  
TOTAL R-12 QUALIFYING MATURE TREE CANOPY COVER: 32,731 SF ± (38%)  
38% IS GREATER THAN THE MINIMUM OF 33% TOTAL QUALIFYING MATURE CANOPY COVER FOR THE R-12 ZONE, THEREFORE CITY REQUIREMENTS ARE MET.

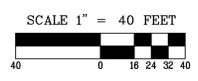
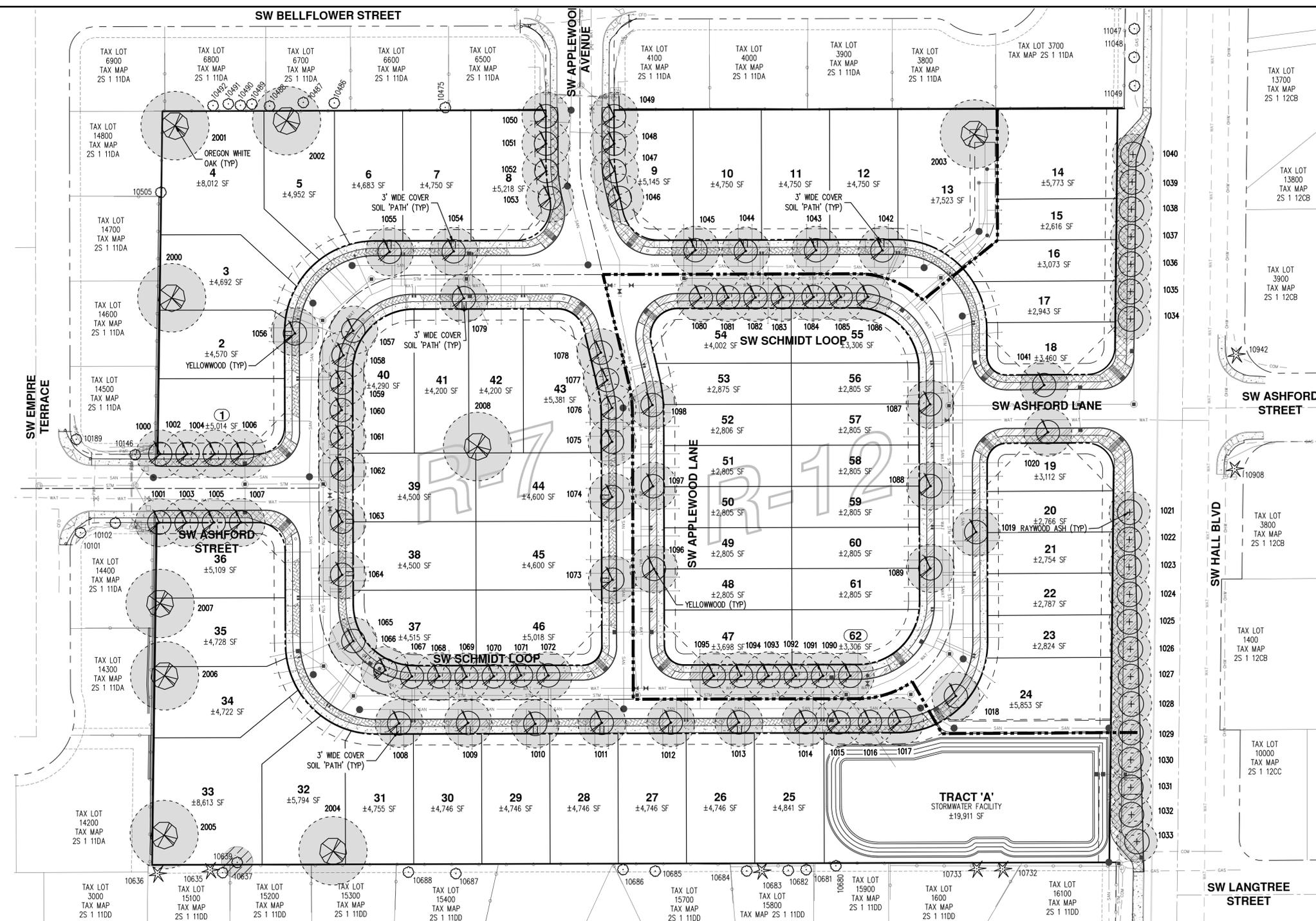
NOTE: SEE COVER SHEET FOR GENERAL PLAN LEGEND

**R-7 ZONE LOT CANOPY COVERAGE**

LOT #	LOT AREA (SF)	REQUIRED CANOPY COVERAGE (SF) (15%)	ACTUAL CANOPY COVERAGE (SF/%)
1	5,014	752	3848 SF / 77%
2	4,570	686	962 SF / 21%
3	4,692	704	2454 SF / 52%
4	8,012	1,202	2454 SF / 31%
5	4,952	743	2454 SF / 50%
6	4,683	702	962 SF / 21%
7	4,750	713	962 SF / 20%
8	5,218	783	3848 SF / 74%
9	5,145	772	3848 SF / 75%
10	4,750	713	1924 SF / 41%
11	4,750	713	962 SF / 20%
12	4,750	713	962 SF / 20%
13	7,523	1,128	2454 SF / 33%
25	4,841	726	962 SF / 20%
26	4,746	712	962 SF / 20%
27	4,746	712	962 SF / 20%
28	4,746	712	962 SF / 20%
29	4,746	712	962 SF / 20%
30	4,746	712	962 SF / 20%
31	4,755	713	962 SF / 20%
32	5,794	869	2454 SF / 42%
33	8,613	1,292	3284 SF / 38%
34	4,722	708	2454 SF / 52%
35	4,728	709	2454 SF / 52%
36	5,109	766	3848 SF / 75%
37	4,515	677	4810 SF / 107%
38	4,500	675	962 SF / 21%
39	4,500	675	1924 SF / 43%
40	4,290	644	4810 SF / 112%
41	4,200	630	962 SF / 23%
42	4,200	630	2454 SF / 58%
43	5,381	807	3848 SF / 72%
44	4,600	690	962 SF / 21%
45	4,600	690	962 SF / 21%
46	5,018	753	2886 SF / 58%
TRACT A	19,911	2,987	6421 SF / 32%

**R-12 ZONE LOT CANOPY COVERAGE**

LOT CANOPY COVERAGE IS NOT APPLICABLE IN THE R-12 ZONE PER THE CITY OF TIGARD URBAN FORESTRY MANUAL.



**STREET AND SITE TREES**

SYMBOL	QTES.	BOTANICAL NAME	COMMON NAME	CONDITION	SIZE	SPACING	REMARKS
	79	CLADRSTIS KENTUKEA	YELLOWWOOD	B&B	2" CAL.	AS SHOWN	STREET TREE
	20	FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	B&B	2" CAL.	AS SHOWN	STREET TREE
	9	QUERCUS GARRYANA	OREGON WHITE OAK	B&B	1 1/2" CAL.	AS SHOWN	SITE TREE

STREET FRONTAGE: 4,387 ± LINEAR FEET/40 = 110 STREET TREES REQUIRED  
PROPOSED STREET TREES: 99  
11 STREET TREES ARE PROPOSED TO PAY 'IN-LIEU' OF FEE  
REFER TO SHEET P14 FOR EXISTING AND PROPOSED PLANTED TREE CANOPY TABLES.

- GENERAL NOTES:**
- ALL TREES AND PLANTINGS TO CONFORM TO THE CITY OF TIGARD DESIGN STANDARDS. PLANT IN ACCORDANCE WITH STANDARDS ADOPTED BY THE OREGON LANDSCAPE CONTRACTORS BOARD (OLCB). ALL STREET TREES SHALL HAVE 10" LONG X 18" DEEP ROOT BARRIER INSTALLED ADJACENT TO BOTH THE CURB AND THE SIDEWALKS. CENTER ROOT BARRIERS ON TREE TRUNK. DOUBLE STAKE ALL STREET TREES. STAKES SHALL BE PARALLEL TO STREET. REFER TO CITY OF TIGARD STREET TREE STANDARDS.
  - PLANTING PLAN MAY BE CHANGED DUE TO AVAILABILITY, COST, ON-SITE CONDITIONS, ETC. BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION, AS ALLOWED UNDER CITY STANDARDS.
  - STREET TREES SHALL BE PLANTED NO CLOSER THAN 20' O.C. FROM ANY OTHER NEWLY PLANTED OR EXISTING TREE, 2 1/2' FROM ANY HARD SURFACE PAVING, 4' O.C. FROM ANY FIRE HYDRANT, UTILITY BOX, OR UTILITY POLE, 2' O.C. FROM ANY UNDERGROUND UTILITY, 10' O.C. FROM A STREET LIGHT STANDARD, AND 20' FROM A STREET RIGHT-OF-WAY CORNER. FIELD ADJUST AS NECESSARY TO MAINTAIN MINIMUM DISTANCES.
  - REFER ALSO TO SUPPLEMENTAL ARBORIST REPORT.
  - INDIVIDUAL HOMEOWNERS RESPONSIBLE FOR IRRIGATING TREES FRONTING LOTS.
  - SOILS: REFER TO SECTION 12 AND APPENDIXES OF TIGARD'S URBAN FORESTRY MANUAL. REMOVAL, STORING, AND AMENDED SOILS FOR PLANTER AREAS; BLENDED SOIL PLACEMENT AND COMPACTION; COVERED SOIL MATERIALS; COVERED SOIL MIXING PROCEDURES; AND COVERED SOIL PLACEMENT SHALL CONFORM TO CITY OF TIGARD STANDARDS. MINIMUM WIDTH OF CLOSED SOIL AREAS TO BE 3 FEET.
  - NUMBERED EXISTING TREES ON PLANS THAT ARE OFF-SITE ARE NOT INCLUDED IN THE TREE CANOPY CALCULATIONS AND THEIR CANOPY AREA IS NOT SHOWN ON THIS PLAN.

I, BRUCE R. BALDWIN, ATTEST THAT THIS TREE CANOPY PLAN MEETS ALL OF THE REQUIREMENTS IN SECTION 10, PART 1, OF THE CITY OF TIGARD URBAN FORESTRY MANUAL.

*Bruce R. Baldwin*  
BRUCE R. BALDWIN, CERTIFIED ARBORIST  
PN-6666A  
EXPIRATION DATE: 12/31/17



PLANTED TREE CANOPY				
TREE #	SPECIES	TOTAL SOIL VOLUME (500 CF MIN)	AVERAGE MATURE CANOPY (FT/SF)	QUALIFYING SITE CANOPY
1000*	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1001*	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1002*	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1003*	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1004*	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1005*	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1006*	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1007*	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1008*	YELLOWWOOD	45 CF CLOSED, 500 CF+ OPEN	35' SPREAD/962 SF	962 SF
1009*	YELLOWWOOD	45 CF CLOSED, 500 CF+ OPEN	35' SPREAD/962 SF	962 SF
1010*	YELLOWWOOD	45 CF CLOSED, 500 CF+ OPEN	35' SPREAD/962 SF	962 SF
1011*	YELLOWWOOD	45 CF CLOSED, 500 CF+ OPEN	35' SPREAD/962 SF	962 SF
1012*	YELLOWWOOD	45 CF CLOSED, 500 CF+ OPEN	35' SPREAD/962 SF	962 SF
1013*	YELLOWWOOD	45 CF CLOSED, 500 CF+ OPEN	35' SPREAD/962 SF	962 SF
1014*	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1015*	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1016*	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1017*	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1018**	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1019**	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1020**	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1021**	RAYWOOD ASH	500 CF+	30' SPREAD/707 SF	707 SF
1022**	RAYWOOD ASH	500 CF+	30' SPREAD/707 SF	707 SF
1023**	RAYWOOD ASH	500 CF+	30' SPREAD/707 SF	707 SF
1024**	RAYWOOD ASH	500 CF+	30' SPREAD/707 SF	707 SF
1025**	RAYWOOD ASH	500 CF+	30' SPREAD/707 SF	707 SF
1026**	RAYWOOD ASH	500 CF+	30' SPREAD/707 SF	707 SF
1027**	RAYWOOD ASH	500 CF+	30' SPREAD/707 SF	707 SF
1028**	RAYWOOD ASH	500 CF+	30' SPREAD/707 SF	707 SF
1029*	RAYWOOD ASH	500 CF+	30' SPREAD/707 SF	707 SF
1030*	RAYWOOD ASH	500 CF+	30' SPREAD/707 SF	707 SF
1031*	RAYWOOD ASH	500 CF+	30' SPREAD/707 SF	707 SF
1032*	RAYWOOD ASH	500 CF+	30' SPREAD/707 SF	707 SF
1033*	RAYWOOD ASH	500 CF+	30' SPREAD/707 SF	707 SF
1034**	RAYWOOD ASH	500 CF+	30' SPREAD/707 SF	707 SF
1035**	RAYWOOD ASH	500 CF+	30' SPREAD/707 SF	707 SF
1036**	RAYWOOD ASH	500 CF+	30' SPREAD/707 SF	707 SF
1037**	RAYWOOD ASH	500 CF+	30' SPREAD/707 SF	707 SF
1038**	RAYWOOD ASH	500 CF+	30' SPREAD/707 SF	707 SF
1039**	RAYWOOD ASH	500 CF+	30' SPREAD/707 SF	707 SF
1040**	RAYWOOD ASH	500 CF+	30' SPREAD/707 SF	707 SF
1041**	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1042*	YELLOWWOOD	45 CF CLOSED, 500 CF+ OPEN	35' SPREAD/962 SF	962 SF
1043*	YELLOWWOOD	45 CF CLOSED, 500 CF+ OPEN	35' SPREAD/962 SF	962 SF
1044*	YELLOWWOOD	45 CF CLOSED, 500 CF+ OPEN	35' SPREAD/962 SF	962 SF
1045*	YELLOWWOOD	45 CF CLOSED, 500 CF+ OPEN	35' SPREAD/962 SF	962 SF
1046*	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1047*	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1048*	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1049*	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1050*	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1051*	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1052*	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1053*	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1054*	YELLOWWOOD	45 CF CLOSED, 500 CF+ OPEN	35' SPREAD/962 SF	962 SF
1055*	YELLOWWOOD	45 CF CLOSED, 500 CF+ OPEN	35' SPREAD/962 SF	962 SF
1056*	YELLOWWOOD	45 CF CLOSED, 500 CF+ OPEN	35' SPREAD/962 SF	962 SF
1057*	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1058*	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1059*	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1060*	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1061*	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1062*	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1063*	YELLOWWOOD	45 CF CLOSED, 500 CF+ OPEN	35' SPREAD/962 SF	962 SF
1064*	YELLOWWOOD	45 CF CLOSED, 500 CF+ OPEN	35' SPREAD/962 SF	962 SF
1065*	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1066*	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1067*	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1068*	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1069*	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1070*	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1071*	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1072*	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1073*	YELLOWWOOD	45 CF CLOSED, 500 CF+ OPEN	35' SPREAD/962 SF	962 SF
1074*	YELLOWWOOD	45 CF CLOSED, 500 CF+ OPEN	35' SPREAD/962 SF	962 SF
1075*	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1076*	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1077*	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1078*	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1079*	YELLOWWOOD	45 CF CLOSED, 500 CF+ OPEN	35' SPREAD/962 SF	962 SF
1080**	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1081**	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1082**	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1083**	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1084**	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1085**	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1086**	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1087**	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1088**	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1089**	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1090**	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1091**	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1092**	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1093**	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1094**	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1095**	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1096**	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1097**	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
1098**	YELLOWWOOD	500 CF+	35' SPREAD/962 SF	962 SF
2000*	OREGON WHITE OAK	500 CF+	50' SPREAD/1,963 SF	2,454 SF (1.25 NATIVE CREDIT)
2001*	OREGON WHITE OAK	500 CF+	50' SPREAD/1,963 SF	2,454 SF (1.25 NATIVE CREDIT)
2002*	OREGON WHITE OAK	500 CF+	50' SPREAD/1,963 SF	2,454 SF (1.25 NATIVE CREDIT)
2003*	OREGON WHITE OAK	500 CF+	50' SPREAD/1,963 SF	2,454 SF (1.25 NATIVE CREDIT)
2004*	OREGON WHITE OAK	500 CF+	50' SPREAD/1,963 SF	2,454 SF (1.25 NATIVE CREDIT)
2005*	OREGON WHITE OAK	500 CF+	50' SPREAD/1,963 SF	2,454 SF (1.25 NATIVE CREDIT)
2006*	OREGON WHITE OAK	500 CF+	50' SPREAD/1,963 SF	2,454 SF (1.25 NATIVE CREDIT)
2007*	OREGON WHITE OAK	500 CF+	50' SPREAD/1,963 SF	2,454 SF (1.25 NATIVE CREDIT)
2008*	OREGON WHITE OAK	500 CF+	50' SPREAD/1,963 SF	2,454 SF (1.25 NATIVE CREDIT)
<b>R-7 ZONE PLANTED TREE CANOPY SUBTOTAL</b>			<b>79,493 SF</b>	
<b>R-12 ZONE PLANTED TREE CANOPY SUBTOTAL</b>			<b>32,731 SF</b>	

EXISTING TREE CANOPY				
TREE #	SPECIES	TOTAL SOIL VOLUME	CANOPY (FT/SF)	QUALIFYING SITE CANOPY
10639*	SWEET CHERRY	OVER 1,000 SF	23' SPREAD/415 SF	415 SF
<b>R-7 ZONE EXISTING SITE CANOPY SUBTOTAL</b>			<b>415 SF X 2 = 830 SF</b>	
<b>R-12 ZONE EXISTING SITE CANOPY SUBTOTAL</b>			<b>0 SF X 2 = 0 SF</b>	

**NOTE:**  
 \* PLANTED TREE WITHIN THE R-7 ZONE DISTRICT  
 \*\* PLANTED TREE WITHIN THE R-12 ZONE DISTRICT

**AKS**  
 AKS ENGINEERING AND FORESTRY, LLC  
 12965 SW HERMAN RD  
 SUITE 100  
 TIGARD, OR 97062  
 PHONE: 503.666.6511  
 FAX: 503.666.6512  
 www.aks-eng.com  
 ENGINEERING · PLANNING · SURVEYING  
 FORESTRY · LANDSCAPE ARCHITECTURE

**HERITAGE CROSSING SUBDIVISION**  
**TIGARD OREGON**  
 WASHINGTON COUNTY ASSESSOR'S MAP 2S 1.11DA  
 TAX LOT 400

**PRELIMINARY SITE TREE CANOPY TABLE**

DESIGNED BY:	KAH
DRAWN BY:	KAH
CHECKED BY:	BRB
SCALE:	AS NOTED
DATE:	09-28-2015
<b>PRELIMINARY NOT FOR CONSTRUCTION</b>	
REVISIONS:	

JOB NUMBER	3876
SHEET	P14

I, BRUCE R. BALDWIN, ATTEST THAT THIS TREE CANOPY PLAN MEETS ALL OF THE REQUIREMENTS IN SECTION 10, PART 1, OF THE CITY OF TIGARD URBAN FORESTRY MANUAL.

*Bruce Baldwin*  
 BRUCE BALDWIN, CERTIFIED ARBORIST  
 PN-6666A  
 EXPIRATION DATE: 12/31/17



BRUCE R. BALDWIN  
 PN-6666A  
 EXPIRATION DATE: 12/31/17